OTAY RANCH VILLAGE SIX SECTIONAL PLANNING AREA (SPA) PLAN

Final Second Tier Environmental Impact Report

Second Tier EIR 98-01 SCH #2001041033

December 2001



ADDENDUM TO THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE OTAY RANCH VILLAGE SIX SECTIONAL PLANNING AREA (SPA) PLAN EIR-98-01 SCH #2001041033

PROJECT NAME:

Otay Ranch Village Six Sectional Planning Area Plan

PROJECT LOCATION:

City of Chula Vista

PROJECT APPLICANT:

The Otay Ranch Company

DATE:

February 5, 2002

INTRODUCTION

This addendum has been prepared to provide additional information to the Landform Alteration and Noise analysis of the Final Second Tier Environmental Impact Report 98-01 ("FEIR") for the Otay Ranch Village Six Sectional Planning Area Plan Project ("Project").

As the lead agency for the Project under the California Environmental Quality Act ("CEQA") (Pub. Resources Code, § 21000 et seq.), the City of Chula Vista ("City") has prepared and conducted an environmental analysis of the Project. A Notice of Preparation was issued on April 5, 2001. A Draft Environmental Impact Report ("DEIR") was publicly circulated on September 28, 2001. After a 45-day public comment period, the City prepared responses to those comments and has included them in the FEIR. The City Council will consider the FEIR together with all of the documents in the record for this Project and will decide whether to certify the FEIR and approve the Project.

After the DEIR for the Otay Ranch Village Six SPA Plan was circulated, a Mitigated Negative Declaration (MND) (IS-02-009) was circulated by the City of Chula Vista for the disposal of soil from Olympic Parkway improvements between SR-125 and the SDG&E casement on to the Otay Ranch Village Six and other locations. The fill would be mass graded on the Otay Ranch Company property of the Village Six project site. As circulated, the DEIR did not include the export project in its analysis of the Village Six SPA Plan project.

Therefore, this addendum has been prepared to provide additional information and analysis concerning the mass grading of fill material on the Otay Ranch Company property of the Village Six project site.

II. CEQA REQUIREMENTS

Sections 15162 through 15164 of the CEQA Guidelines discuss a lead agency's responsibilities in handling new information that was not included in a project's final environmental impact report ("EIR").

Section 15164 of the CEQA Guidelines provides:

(a) The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.

Section 15162 of the CEQA Guidelines provides:

- (a) When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:
 - Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
 - Substantial changes occur with respect to the circumstances under which
 the project is undertaken which will require major revisions of the
 previous EIR or negative declaration due to the involvement of new
 significant environmental effects or a substantial increase in the severity of
 previously identified significant effects; or
 - 3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:
 - (A) The project will have one or more significant effects not discussed in the [Final] EIR;
 - (B) Significant effects previously examined will be substantially more severe than shown in the [Final] BIR;
 - (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

(b) (D) Mitigation measures or alternatives which are considerably different from those analyzed in the [Final] EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

In the event that one of these conditions would require preparation of a subsequent EIR but "only minor additions or changes would be necessary to make the [Final] EIR adequately apply to the project in the changed situation," the lead agency could choose instead to issue a supplement to the Final EIR. (CEQA Guidelines, § 15163, subd. (a).)

Thus, the City must consider under the standards articulated above whether there will be previously undisclosed significant environmental impacts or a substantial increase in the severity of previously disclosed impacts, (CEQA Guidelines, §§ 15162, 15163, 15164, subd. (a).)

As the discussion below demonstrates, implementing the Project with the addition of fill material from the export of soil from the Olympic Parkway improvements and the mass grading of a portion of the project site will result in no new noise or landform alteration/aesthetics impacts, or no more severe impacts, than were disclosed in the FEIR for the Project. Therefore, it is appropriate for the City to prepare an addendum pursuant to CEQA Guidelines, § 15164.

Section 15164 states that an addendum should include a "brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162" and that the explanation needs to be supported by substantial evidence. (CEQA Guidelines, § 15164, subd. (e).) The addendum need not be circulated for public review but may simply be attached to the Final EIR. (Ibid.; CEQA Guidelines, § 15164, subd. (c).)

Therefore, in accordance with Section 15164 of the CEQA Guidelines, the City has prepared the following Addendum to the Environmental Impact Report for the Otay Ranch Village Six Sectional Planning Area Plan EIR.

III. PROJECT SETTING

The Village Six project area is located in the north-central portion of the Otay Valley Parcel of the Otay Ranch General Development Plan. The Village Six SPA project area includes approximately 386.4 acres and is bounded by the proposed alignments of SR-125 on the east, Olympic Parkway on the north, La Media Road on the west, and Birch Road on the south. The impact area considered totals 442.7 acres. This includes 386.4 acres within the project area and 56.3 acres in two borrow/storage areas. One borrow/storage area is east of the SR-125 alignment at the north-eastern corner of the site and the second is south of Birch Road in the south central portion of the site.

The property is mostly comprised of fallow fields, with intermittent dirt roads, disturbed drainages, and a few fences. Recent use of the site includes ranching, grazing, dry farming, and truck farming activities. The project site is currently vacant. The land

surrounding the project area is also mostly undeveloped. The northern boundary of the project site is Olympic Parkway, which is under construction. Just north of the Olympic Parkway construction, Village Five is also currently under construction.

IV. PROJECT DESCRIPTION

After the DEIR was circulated, the City of Chula Vista prepared a Mitigated Negative Declaration (IS-02-009) for the export of material to the Otay Ranch Village Six SPA Plan project site. The project was approved and the export was disposed on the Village Six project site from drainage and roadway improvements on Olympic Parkway between SR-125 and the SDG&E easement. The fill material would be placed on the northeast portion of the site and the action under consideration at this time is the mass grading of the Otay Ranch Company portion of the Village Six project site. Therefore, portions of the Village Six project have been redesigned to accommodate the new fill on the project site. Since there is a potential that this action could result in noise and landform alteration/aesthetics impacts, these issues are summarized and analyzed below.

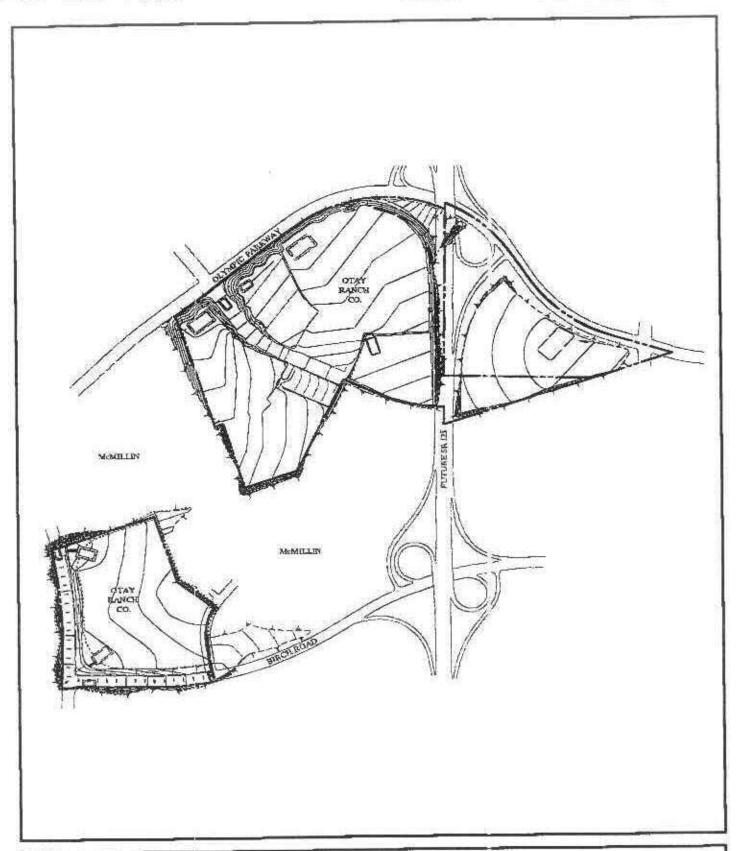
The Otay Ranch Company owns the southwest and the northeast portion of the Village Six SPA planning area plus a borrow site just west of the SR-125 and Olympic Parkway interchange. The proposed mass grading plans for the Otay Ranch Company's portion of the project site are shown in Figure 1. These plans show the addition of fill and mass grading for the southwest and northeast portion of the project site and a change of elevation and manufactured slopes at the borrow site. The revised mass grading plans for the Village Six project shows an elevation increase of approximately 3 to 5 feet in the northeast portion and an increase of 5 to 8 feet in the southwest portion of the site with the incorporation of the fill. In addition, the grading to the borrow site for the project has been revised to lower the elevation by approximately 15 feet and has included a detention basin on-site. Since the elevation of the borrow site has been changed, the height of manufactured slopes has decreased and the need for an access road has been eliminated.

V. ANALYSIS

Landform Alteration/Aesthetics

Elevations within the Village Six SPA Plan area range from approximately 410 feet above MSL to approximately 630 above MSL. The topography is gently rolling and consists of two east/west-trending ridges. The entire site has been disturbed by agricultural operations. The SPA plan and FEIR contemplated two conceptual Tentative Maps and a grading plan that resulted in typical slope heights along Olympic Parkway to vary between 20 feet and 50 feet and average approximately 40 feet (See Figure 3-9 in the FEIR). The approved grading plans proposed lots lines and preliminary pad grading overlooking Olympic Parkway would be varied in angle and setback in keeping with mitigation measure 5.2-1 of the FEIR. This measure requires conformance to the landform grading guidelines and standards set by the City of Chula Vista.

The Village Six project has been redesigned to accommodate the disposal of fill in the Otay Ranch Company property of the project site. The additional fill would be mass





Map Source: Hunsaker & Associates



FIGURE 1

Mass Grading Plans for the Otay Ranch Company Property on Village Six

graded and result in a pad elevation increase of approximately 3 to 8 feet in certain areas of the property. Specifically, the northeast portion of the property will be increased approximately 3 to 5 feet and the southwest portion of the property will have an elevation increase of approximately 5 to 8 feet. The grading plans have also been revised to include additional slope contouring along Olympic Parkway and East Palomar Street. The addition of these contoured slopes will enhance the aesthetic appearance along the roadways. The project would conform to the mitigation measures listed in the FEIR and adhere to all the landform grading guidelines and standards set by the City of Chula Vista. The heights of the noise barriers would not be substantially increased over the heights analyzed in the FEIR for the change in pad elevation. The project would conform to Mitigation Measure 5.2-5 of the FEIR which requires a wall and berm combination and limits the height of the wall to eight feet with the remaining portion of the overall height accomplished through berming. Therefore, no new landform alteration/aesthetic impacts are anticipated by the mass grading of the project site.

Noise

A noise report for the Village Six project was performed by RECON in September, 2001 for the project and is included in the FEIR. Potential sources of noise related to the Village Six project include construction noise, traffic-generated noise, and commercial noise. The analysis discussed the locations and heights of noise barriers to be constructed to reduce the noise impacts to below a level of significance.

To address the potential impacts from the revised mass grading plan, a subsequent noise analysis was performed for the area adjacent to Olympic Parkway and SR-125. This report was performed by James P. Kurtz, Consulting Environmental Engineer, in September, 2001 (Attachment A). The new noise analysis evaluated the area of the Village Six site that had the potential to be affected by the placement of the fill.

The noise report analyzing the revised grading for the Village Six project has indicated that with the construction of noise barriers ranging in height from 6 feet to 18 feet the noise levels at ground floor, exterior receptors would be 65 dBA CNEL or less. Noise levels and barrier heights are shown in Table I of Attachment A. The wall heights specified in Table 1 conform to the mitigation requirements presented in the FEIR for the Village Six SPA Plan. As described in the FEIR, these impacts would continue to be mitigated by mitigation measure 5.12-1 and 5.12-2 of the FEIR for the Village Six SPA Plan.

Also shown in Table 1 of the noise report are the noise levels for receptors at the elevations of the second and third floor of future residences. In certain cases the noise levels are greater than 65 dBA CNEL. Mitigation measure 5.12-1 in the FEIR requires that interior noise levels due to exterior noise must be 45 dBA CNEL or less. The mass grading of the additional fill does not represent a change in this impact or require additional mitigation.

VI. CONCLUSION

The proposed mass grading for the placement of fill on the Village Six site will not cause any new or more severe physical impacts nor require any additional mitigation that were not already addressed in the DEIR that was circulated for public comment. As such, the analysis and conclusions presented in the FEIR are not changed by the proposed action.

Pursuant to Section 15164 of the State CEQA Guidelines and based upon the above discussion, I hereby find that the revisions to the proposed Project will result in only minor technical changes or additions to the Project, and that none of the conditions for preparing a subsequent or supplemental EIR, as identified by Sections 15162 and 15163, exist. Therefore, the preparation of this Addendum is appropriate to make the FEIR adequate under CEQA.

 , Environmental Review Coordinator
, February 5, 2002

PREFACE TO THE OTAY RANCH VILLAGE SIX SPA PLAN FINAL ENVIRONMENTAL IMPACT REPORT EIR 98-01

The Final EIR for the Otay Ranch Village Six SPA Plan is comprised of the following:

- Comments and Responses to the Draft EIR
- · Revisions to the Draft EIR

In response to public comments, the text of the EIR has been modified which is indicated in underline and strikeout format as follows:

Old Text Revised Text

The Final EIR is organized in the same manner as the Draft EIR, as each section of the document has retained the same section number. Immediately following the title page of the EIR are the comments and responses to the Draft EIR. Following the comments and responses is the revised Draft EIR. Where changes in the text have been made in response to comments on the Draft EIR, such changes are noted in the responses. Specifically, these changes to the EIR are limited to the following sections:

Executive Summary
Project Description
Land Use
Biological Resources
Cultural resources
Water Resources and Water Quality
Traffic, Circulation, and Access
Noise
Public Services and Utilities
Cumulative Impacts

The Technical Appendices are contained in two separate volumes (Volume I and II). The Traffic Study found in Appendix F has been modified from the Draft EIR. These revisions include the addition of an attachment to the traffic study that analyzed a revised roadway network that realigned Alta Road, as the southern boundary of the Eastern Urban Center, and provides Hunte Drive as a connection between Hunte Parkway and SR-125. These network realignments are southeast of the Village Six SPA area, east of SR-125. The analysis concluded that no significant traffic impacts in addition to those determined in the Draft EIR would occur if the revised traffic network were constructed. The Traffic Study also includes an update on Tables 33 and 34 to include the LOS after mitigation.

1.0 EXECUTIVE SUMMARY

The purpose of this Second Tier Environmental Impact Report (EIR) is to evaluate the environmental effects of the proposed Village Six Sectional Planning Area (SPA) Plan. The SPA Plan is required to implement the Otay Ranch General Development Plan/Subregional Plan (GDP/SRP) as it pertains to Village Six. The Village Six SPA Plan is a document that refines and implements the land use plans, goals, and objectives of the Otay Ranch GDP/SRP for the development of Village Six.

This summary provides a brief synopsis of the project description, project alternatives considered, and results of the environmental analysis contained in this EIR. By necessity, this summary does not contain the extensive background and analysis found in the document. Therefore, the reader should review the entire document to fully understand the project and its environmental consequences.

1.1 Project Location and Setting

Otay Ranch lies within the approximately 37,585-acre Eastern Territories Planning Area of the city of Chula Vista. Interstate 805 (I-805) bound the Eastern Territories Planning Area on the west, San Miguel Mountain and State Route 54 on the north, the Otay Reservoirs and the Jamul foothills on the east, and the Otay River valley on the south. Village Six is located roughly in the center of the Eastern Territories Planning Area.

The Village Six project area is located in the north-central portion of the Otay Valley Parcel of the Otay Ranch General Development Plan. The Village Six SPA project area includes approximately 386.4 acres and is bounded by the proposed alignments of SR-125 on the east, Olympic Parkway on the north, La Media Road on the west, and Birch Road on the south. The impact area considered in this EIR totals 442.7 acres. This includes 386.4 acres within the project area and 56.3 acres in two borrow/storage areas. One borrow/storage area is east of the SR-125 alignment at the northeastern corner of the site and the second is south of Birch Road in the south central portion of the site.

The property is mostly comprised of fallow fields, with intermittent dirt roads, disturbed drainages, and a few fences. Recent use of the site includes ranching, grazing, dry farming, and truck farming activities. The project site is currently vacant. The land surrounding the project area is also mostly undeveloped. The northern boundary of the project site is Olympic Parkway, which is under construction. Just north of the Olympic Parkway construction, Village Five is also currently under construction.

1.2 Project Background

Village Six is one of 11 urban villages in the Otay Ranch GDP. Otay Ranch is a masterplanned community encompassing approximately 23,000 acres and includes a broad range of residential, commercial, retail, and industrial development. Civic and community uses—such as libraries, parks, and schools—and about 11,375 acres of open space are also included in the community.

The Otay Ranch GDP was adopted by the City Council of the City of Chula Vista and the Board of Supervisors of the County of San Diego in October 1993. Both agencies were involved in the development and approval of the plan because the planning area included land falling within the jurisdiction of both agencies. The Otay Ranch GDP established goals and objectives for the development of the area. As part of the review and approval process for the GDP, a Program EIR was prepared.

Under the implementation program for the Otay Ranch GDP, SPA plans are required to be approved before final development entitlements can be considered. The proposed SPA plan will further refine the development standards, land plans, goals, objectives, and policies for Village Six.

This document is a Second Tier Environmental Impact Report addressing the adoption of a Sectional Planning Area Plan for Village Six of the Otay Ranch GDP/SRP. The document was prepared in accordance with the California Environmental Quality Act (CEQA) of 1970 as amended and the guidelines of the City of Chula Vista.

1.3 Project Description

The proposed project is the adoption of a SPA plan for Village Six of the Otay Ranch GDP. There is also an amendment to the GDP to redesignate Birch Road to a six-lane major arterial between SR-125 and EastLake Parkway. The EIR considers the effects of adopting the SPA Plan and amending the GDP. It also includes an evaluation of two Conceptual Tentative Maps and the proposed use of an area as a church and private high school.

Village Six is defined by the Otay Ranch GDP as an Urban Village and is planned for transit-oriented development. The proposed Village Six SPA Plan proposes development of 2,086 dwelling units (883 single-family and 1,203 multi-family units) on approximately 237 acres. The transit center and multi-family housing is located around a village core. One hundred forty-nine acres would be developed with nonresidential uses, including community purpose facilities (CPF), an elementary school, a private high school, a public neighborhood park, commercial uses, open space, and circulation rights-of-way.

A private high school is proposed for the southern area of the project within the area designated R-11/S-2. Should the high school not be developed, the underlying land use would permit the construction of 146 single-family homes. If the single-family homes are built instead of the high school, the total number of units proposed for the project

would be 2,232. Both the high school and the residential use options are considered in this document. A tentative map would have to be processed for these residential units to be developed, and subsequent environmental review would be completed by the City of Chula Vista.

1.4 Environmental Analysis

Section 21002 of CEQA requires that an environmental impact report identify the significant effects of a project on the environment and provide measures or alternatives that can mitigate or avoid those effects.

Pursuant to Sections 15163 and 15152 of the CEQA Guidelines, this document incorporates by reference, or is tiered off of, previous environmental documents covering environmental issues relevant to the approval and development of Village Six. Table 1-1 provides a summary of the previous environmental documents from which this EIR has been tiered or which have been incorporated by reference. The Public Facilities Finance Plan (PFFP) (Burkett and Wong 2001) documents the timing and nature of many activities associated with the proposed project and required mitigation measures. This EIR references elements of that PFFP throughout this document and incorporates that PFFP by reference.

TABLE 1-1 ENVIRONMENTAL DOCUMENTS INCORPORATED BY REFERENCE

Date	Document	Project
1989	City of Chula Vista General Plan EIR	General Plan Update
1992	Final Program EIR for the Otay Ranch General Development Plan/Sub-Regional Plan EIR (90-01)	Otay Ranch General Development and Sub- Regional Plan
1995	City of Chula Vista Sphere of Influence Update Final Program EIR (94-03)	Amend the City of Chula Vista's Sphere of Influence to include Planning Areas 1, 2, 3, & 4
1995	Otay Ranch SPA One and Annexation Final Second Tier EIR (95-01)	SPA Plan EIR for SPA One
1998	Final Second Tier EIR for Otay Ranch SPA One and GDP/SRP Amendments (EIR 97-03)	SPA Plan EIR for SPA One West
1996	Otay Water District Water Resources Master Plan, Final Master EIR (EIR 97-04)	Update of Water Resources Master Plan, Programmatic EIR
1999	Olympic Parkway Mitigated Negative Declaration (IS 00-33)	Extension of Olympic Parkway
2001	Village Six SPA Plan	SPA Plan for Village Six
2001	Public Facilities Finance Plan	Otay Ranch Village Six SPA Plan
2001	EastLake III Woods and Vistas Replanning Program EIR (EIR 01-01)	EastLake III EIR

The environmental issues identified in the Initial Study for assessment in the EIR include land use planning and zoning, circulation and access, land use/urban design, air quality, noise, landform alteration/visual quality, agriculture, public services and utilities, biological resources, cultural resources, paleontology, geology and soils, hydrology/water quality, housing and population, hazards/risk of upset, growth inducement, and cumulative impacts.

Table 1-2 summarizes the potentially significant environmental impacts and proposed mitigation measures by major issue as analyzed in Section 5.0 of this EIR. Please refer to this section for detailed information on impacts and specific mitigation measures. The last column of this table indicates whether the impact would be reduced to below a level of significance with implementation of proposed mitigation.

1.5 Project Alternatives

Alternatives to the proposed project are evaluated in Section 10.0 of this EIR in terms of their ability to meet the primary objectives of the proposed project and eliminate or further reduce its significant environmental effects. The alternatives considered are No Project/No Development and Reduced Intensity Development. A comparative analysis matrix of each alternative is provided in Table 1-3.

The No Project alternative assumes that there would be no development within the Village Six property. Under this alternative, the property would continue to be used for limited agriculture.

The Reduced Density alternative assumes that the residential intensity of development would be reduced by approximately 29 percent by decreasing the total number of multi-and single-family residential units. The Reduced Density alternative would retain the high school and the church and reduce both the single-family and multi-family densities. It also retains the elementary school, public park, open space, and circulation roadways.

TABLE 1-2 SUMMARY OF IMPACTS AND MITIGATION

Impact	Mitigation Measures	Significance after Mitigation
Land Use		
Landscaping, grading, and buffering standards have been incorporated into the Village Six SPA Plan to prevent land use interface impacts between residential and non-residential land uses. The proposed Village Six projects are in compliance with the RMP.	No mitigation measures are required because no significant impacts were identified.	No impacts
Development of the Village Six SPA Plan would result in a significant change -in the character of the site from undeveloped to an urban use.	No feasible mitigation measures have been identified to reduce this impact to less than significant levels.	Significant and not mitigable
Landform Alteration/Aesthetics		
The overall change to the original Otay Ranch topography and the change from a rural to more urban use constitute a significant, adverse	No mitigation is available to lessen the impact of changing from a rural to more urban use.	Significant and not mitigated
landform and aesthetic impact.		Less than significant
Development would require grading over the entire village. The proposed grading would reflect the original topography by incorporating a step-down design from cast to west.	5.2-1 Prior to approval of grading plans, the applicant shall prepare grading and huilding plans that conform to the landform grading guidelines contained in the proposed Village Six SPA Plan and the grading ordinance, the Otay Ranch GDP, and General Plan. The plans shall be prepared to the satisfaction of the Director of Planning and Building and the City Engineer.	Less than significant
The proposed project would result in long-term direct potentially significant nighttime view impacts. The direct lines of sight to the field lighting and the general illumination over the stadium and baseball field would also have long-term direct and indirect potentially significant nighttime impacts.	5.2-2 Prior to approval of the final maps, the developer of the private high school shall prepare a lighting plan that shows the proposed height, location, and intensity of streetlights and athletic facilities lights on-site. The plan shall comply with the City's minimum standards for roadway lighting and shall be completed to the satisfaction of the Director of Planning and Building. The plan shall address all exterior lighting.	Less than significant
	5.2-3 The CUP for the private high school shall include a provision that requires that stadium and baseball field lights shall not be used after 10:00 P.M. on Sunday through Thursday and shall not be used after 11:00 P.M. on Friday or Saturday.	

Impact	Mitigation Measures	Significance after Mitigation
Landform Alteration/Aesthetics (cont.)		
	5.2-6 As a condition of the CUP, the installation of lights at the stadium or at the baseball field shall not be permitted until a lighting consultant experienced in stadium lighting design designs lighting standards to the satisfaction of the Director of Planning and Building. To the extent feasible for the events to be conducted within the stadium and baseball field, the lights shall be designed to direct downward and shall be shielded such that the light bulbs are not exposed to any residential areas in either Village Six or Village Seven. Lights shall be installed pursuant to the lighting plan approved by the Director of Planning and Building.	
Sound barriers built as part of the project would represent a significant visual impact if the portion of the barrier that is constructed as a wall is higher than eight and a half feet.	5.2-7 Noise barriers in excess of eight feet in height shall consist of a wall and berm combination. The wall height in this combination barrier shall not exceed eight feet, with the remaining portion of the overall height accomplished through berming. Appropriate landscaping of the wall/berm combination shall be implemented to the satisfaction of the Director of Planning. Noise barrier details and plans shall be reviewed and approved as part of the review and adoption of tentative maps.	Less than significant
Biology		
There are no direct, adverse impacts to biological resources. Because biological conditions change over time, there is the	5.3-1 Focused surveys for burrowing owl shall be conducted prior to grading. If occupied burrows are detected, passive relocation of the species shall be conducted to avoid impacts from grading.	Less than significant
potential for burrowing owl and northern harrier to occupy the site between project approval and development.	5.3-2 Focused surveys for active nests of the northern harrier shall be conducted prior to grading. If active nests are detected, and if construction activities occur between March 1 and July 31, construction activities shall be restricted within 9500	
The Village Six SPA Plan would have indirect, long-term significant impacts on biological resources if the project fails to preserve the Otay Ranch GDP regional open space proportionally and concurrently with development.	feet of the active nest sites. 5.3-3 Prior to recording each final map, the applicants shall either convey land within the Otay Ranch RMP Resource Preserve at a ratio of 1.188 acres for each acre of development area or pay a fee in lieu.	

Impact	Mitigation Measures	Significance after Mitigation
Biology (cont.)		
Implementation of the Village Six SPA Plan and Conceptual TMs would eliminate approximately 386 acres of agricultural fields used for foraging by raptor species. The Program EIR 90-01 identified loss of raptor foraging habitat as a significant impact. The Village Six SPA Plan would contribute to this significant impact.	No mitigation is available to lessen this impact.	Significant and unmitigable
Cultural Resources		
Impacts to the recorded sites on the property are considered significant. Because of the extent of past agricultural disturbance to the area, only midden-bearing, subsurface deposits represent potentially significant cultural resources.	5.4-1 Concurrent with the start of grading, the project area should be brushed and a field reconnaissance should be conducted and the presence or absence of midden-bearing deposits determined. All brushing and grading within Village Six shall be monitored. The monitoring of the brushing and grading shall be conducted by one or more archaeologists, as dictated by the size of the grading operation. All utility excavations, road grading, and brush removal shall be coordinated with the archaeological monitor. Any resources that are graded shall be intensively monitored during grading to ensure that any important features, isolates, or deposits are either recorded and collected or excavated. Should any resources be encountered during the monitoring of the brushing or grading which were not previously recorded, the grading shall be temporarily stopped or redirected to another area while the nature of the discovery is evaluated. Any resources that may be encountered shall require testing to determine their significance. If the testing demonstrates that a resource is significant, then a data recovery program shall be prepared in accordance with mitigation measure 5.4-2.	Less than significant

TABLE 1-2 SUMMARY OF IMPACTS AND MITIGATION

(continued)

Impact	Mitigation Measures	Significance after Mitigation
Cultural Resources (cont.)		
	5.4-2 If, as a result of the reconnaissance conducted in accordance with 5.4-1 above, a middensignificant deposit is identified, a research program shall be prepared to recover a valid sample of the materials present within the site.	
	5.4-3 If a <u>significant midden bearing</u> deposit is identified a data recovery program shall be completed prior to the issuance of a grading permit. This program shall be completed under the direction of a qualified archaeologist to the satisfaction of the Director of Planning and Building. If <u>significant materials</u> are recovered, curation shall be required in a facility that is appropriate for the maintenance of archaeological materials.	
Geology		
The exposure of a residential community and individual persons to ground acceleration	5.5-1 During construction, liquefiable soils within the colluvium/alluvium shall be removed and replaced with compacted fill.	Less than significant
generated from potential earthquakes along off- site faults would be a direct, long-term, significant impact associated with implementation of the proposed project. Compliance with the requirements of the governing jurisdictions, building codes, and	5.5-2 During construction, highly expansive soils shall be kept below finish grade. Where excavations expose highly expansive materials at finish grade, these materials shall be excavated a minimum of four feet below finish grade. Where excavations expose very highly expansive material at finish grade, these materials shall be excavated a minimum of five feet below finish grade. The excavations shall be replaced with a compacted fill soil that has a low to moderate expansion potential.	

replaced with a compacted fill soil that has a low to moderate expansion potential.

replace as compacted fill in areas that will be subjected to new fill or structural loads.

During construction the developer shall remove loose, compressible soils and

standard practices of the Association of Structural Engineers of California would

of significance.

reduce the potential impact resulting from

seismic-induced ground shaking below a level

Impact	Mitigation Measures	Significance after Mitigation
Geology (cont.)		
	5.5-4 During grading, the developer shall construct earthen buttresses on unstable slopes with drains installed, as warranted, at the rear of the buttresses to control groundwater.	
	5.5-5 Grading of building pads shall be designed so that foundations bear entirely on a relatively uniform depth of compacted fill. This may be accomplished by overexcavating the cut portion of the building pad.	
	5.5-6 Prior to approval of grading plans for the proposed project, the applicant shall submit an additional geotechnical investigation. The detailed analysis shall be subject to approval of the City Engineer. The analysis shall include, but not be limited to, a delineation of specific locations where liquefiable, compressive, and expansive soils would affect structural stability and where graded slopes would expose bedrock susceptible to instability.	
Paleontology		
Grading impacts to alluvium would potentially impact paleontological resources. Destruction of the paleontological resources from either the Otay Formation or the San Diego Formation would result in a significant, direct, long-term impact.	5.6-1 Prior to issuance of any on-site (or off-site) grading permits, the applicant shall confirm to the City of Chula Vista that a qualified paleontologist has been retained to carry out the following mitigation program. The paleontologist shall attend pregrade meetings to consult with grading and excavation contractors. (A qualified paleontologist is defined as an individual with an M.S. or Ph.D. in paleontology or geology who is familiar with paleontological procedures and techniques.)	Less than significant
	5.6-2 A paleontological monitor shall be on-site at all times during the original cutting of previously undisturbed sediments of highly sensitive geologic formations (Otay and San Diego Formations) to inspect cuts for contained fossils. The paleontological monitor shall work under the direction of a qualified paleontologist. The monitor shall periodically (every several weeks) inspect original cuts in deposits with an unknown resource sensitivity (Quaternary alluvium). (A paleontological monitor is defined as an individual who has experience in the collection and salvage of fossil materials,)	

Impact	Mitigation Measures	Significance after Mitigatio
Paleontology (cont.)		
	5.6-3 If fossils are discovered, the paleontologist (or palcontological monitor) shall recover them. In instances where recovery requires an extended salvage time, the paleontologist (or paleontological monitor) shall be allowed to temporarily direct, divert, or halt grading to allow recovery of fossil remains in a timely manner. Where deemed appropriate by the paleontologist (or paleontological monitor), a screen-washing operation for small fossil remains shall be set up.	
	5.6-4 Prepared fossils, along with copies of all pertinent field notes, photographs, and maps, shall be deposited (with the applicant's permission) in a scientific institution with paleontological collections such as the San Diego Natural History Museum. A final summary report shall be completed which outlines the results of the mitigation program. This report shall include discussion of the methods used, stratigraphy exposed, fossils collected, and significance of recovered fossils.	
Agriculture		
The loss of agricultural land and land suitable	5.7-1 The agricultural plan included in the Village Six SPA Plan shall be	Direct Less than significant
for the production of crops would result in a significant impact due to the incremental and irreversible loss or impairment of limited agricultural resources. Noise, odors, insects, rodents, and chemicals associated with agricultural operations would create indirect, short-term, potentially significant impacts between the agricultural uses and urban uses.	implemented for the area as development proceeds on the project. The following measures shall be implemented by the developer, to the satisfaction of the Director of Planning and Building.	Cumulative impacts remain significant and unmitigated
	 a) A 200-foot buffer between developed property and ongoing agriculture operations; 	
	 b) Vegetation to shield adjacent urban development (within 400 feet) from agriculture activities where pesticides are to be applied; 	
	 Notification of adjacent property owners of potential pesticide application through newspaper advertisements; and 	
	 Fencing to ensure the safety of Village Six SPA residents. 	

Impact	Mitigation Measures	Significance after Mitigation
Housing and Population		
No significant adverse housing and population impacts have been identified.	No mitigation measures are required,	No impacts
Water Resources and Water Quality		
Project implementation may result in on-site flooding and off-site runoff flooding effects	5.9-1 Prior to issuance of a grading permit, a detailed drainage system design study shall be prepared to the satisfaction of the City Engineer, shall include:	Less than significant
downstream, which would have long-term, direct and indirect, significant impacts. Project implementation may also result in uncontrolled	 Peak runoff at each inlet, outlet, interceptor, concentration, or confluence point, both predevelopment and postdevelopment conditions; and 	
discharge of pollutants with "first flush" events which would have a long-term, indirect,	b) The integration of the proposed system with the existing and proposed downstream drainage facilities to effectively control flows within the entire system.	
significant impact.	c) Maps showing existing and postdevelopment conditions for existing topography and proposed grading plans incorporating a drainage system design with main lines and detention/desilting facilities pursuant to Section 3-202.1 of the Chula Vista Subdivision Manual; and on-site detention/desilting facilities shall be incorporated in the design for the various phases of construction and postconstruction.	
	5.9-2 Prior to the issuance of the first grading permit, the applicant shall submit a SWPPP including assignment of maintenance responsibilities for review and approval by the City Engineer prior to issuance of grading permits. The SWPPP shall be consistent with the requirements of the Clean Water Act and the BMPs of the RWQCB. BMPs identified in the SWPPP shall include but shall not be limited to the following:	
	 Temporary erosion control measures designed in accordance with the Chula Vista Grading Ordinance shall be employed for disturbed areas and shown on the grading plans 	
	 No disturbed surfaces shall be left without erosion control measures in place during the winter and spring months. 	

TABLE 1-2 SUMMARY OF IMPACTS AND MITIGATION (continued)

Impact	Mitigation Measures	Significance after Mitigation
Water Resources and Water Quality (cont.)		
	 Sediment will be retained on-site by a system of sediment basins, traps, or other appropriate measures, and shown on the grading plans. 	
	d) Silt and oil and other contaminants will be prevented from entering the storm drain system or removed from the system, by a means acceptable to the City Engineer. Storm drain inlets shall be labeled "No Dumping-Drains to Ocean."	
	 All parking lots shall be designed to allow storm water runoff to be directed to vegetative filter strips or oil-water separators to control sediment, oil, and other contaminants. 	
	 Permanent energy dissipators will be included for drainage outlets. 	
	g) A combination of on-site structural and non-structural BMPs for the treatment of urban pollutants in compliance with the Municipal Permit.	
Traffic, Circulation, and Access		
Direct Impact		
Otay Lakes Road: Between H Street and Telegraph Canyon Road.	5.10-1 If development exceeds 944 units without SR-125, it is necessary to widen to Otay Lakes Road to six lanes or construct intersection improvements on Otay Lakes Road that provide additional capacity to the satisfaction of the City Engineer.	Less than significant
Cumulative Impacts	5.10-2 The General Plan shall be amended to designate this portion of the roadway	Less than significant
Olympic Parkway: The segment between SR- 125 and Eastlake Parkway.	as an Enhanced Prime Arterial with eight lanes. The required amendment shall be adopted no later than the first General Plan Amendment considered for adoption in 2002. The applicant shall contribute a fair share towards construction of the two additional lanes.	
Olympic Parkway Between EastLake Parkway and Hunte Parkway	5.10-3 The applicant shall contribute a fair share towards the construction to six-lane Prime Arterial standards.	Less than significant

TABLE 1-2 SUMMARY OF IMPACTS AND MITIGATION (continued)

Impact	Mitigation Measures	Significance after Mitigatio
Traffic, Circulation, and Access (cont.)		
Otay Lakes Road: The segment between SR- 125 and Eastlake Parkway.	5.10-4 The General Plan shall be amended to designate this portion of the roadway as an Enhanced Prime Arterial with seven lanes. The required amendment shall be adopted no later than the first General Plan Amendment considered for adoption in 2002. The applicant shall contribute a fair share towards construction of the additional eastbound lane.	Less than significant
Otay Lakes Road: The segment between H Street and Telegraph Canyon Road.	5.10-5 The applicant shall contribute a fair share towards widening to six lanes or towards intersection improvements that provide additional capacity along Otay Lakes Road to the satisfaction of the City Engineer.	Less than significant
Otay Lakes Road: The segment between Bonita Road and H Street.	5.10-6 The applicant shall contribute a fair share towards the widening to six lanes or towards intersection improvements that provide additional capacity along Otay Lakes Road to the satisfaction of the City Engineer.	Less than significant
Other intersections and roadways (only without SR-125).	5:10-7 Prior to the construction of SR-125, the City shall stop issuing new building permits for Village Six when the City, in its sole discretion, determines either:	Less than significant
	 a) Building permits for a total of 9,429 dwelling units have been issued for projects east of I-805, or 	
	 An alternative measure is selected by the City in accordance with the City of Chula Vista Growth Management Ordinance. 	
	The start date for counting the 9,429 dwelling units is January 1, 2000. Notwith- standing the foregoing, the City may issue building permits if the City decides in its sole discretion that either traffic studies demonstrate, to the satisfaction of the City Engineer, that the circulation system has additional capacity without exceeding the GMOC traffic threshold standards; other improvements are constructed which provide additional necessary capacity; or the City selects an alternative method of implementing the GMOC standards.	
Olympic Parkway/Wueste Road Intersection	5.10-8 The applicant shall contribute a fair share towards the future signalization of this intersection.	Less than significant

Impact	Mitigation Measures	Significance after Mitigation
Traffic, Circulation, and Access (cont.)		
I-805 Between Bonita Road and Telegraph Canyon Road	5.10-9 Additional lanes would be required to maintain acceptable LOS on I-805. Continued freeway planning efforts and deficiency planning by Caltrans and SANDAG will determine mitigation strategies for the regional freeway system.	Significant
Access to the project from perimeter roadways is required prior to project development	5.10-10 Prior to approval of the first final map, which triggers the installation of the related street improvements, the applicant shall enter into an agreement to construct and secure a fully activated truffic signal including interconnect wiring at the following intersections:	
	 La Media and Street J La Media and Birch Road Birch Road and Street R Birch Road and CPF-3 Access 	
	The applicant shall fully design the aforementioned traffic signals as part of the improvement plans for the related street and shall install underground improvements, standard and luminaries in conjunction with the construction of the related street improvements. In addition, the applicant shall install mast arms, signal heads, and associated equipment with traffic signal warrants are met as determined by the City Engineer.	
	Once 75 percent of the residential units within Village Six have been constructed, the applicant shall conduct a traffic signal warrant analysis at the Palomar Street/R Street and the R Street/J Street intersections. If traffic signal warrants are met at either or both of the intersections, the applicant shall construct a fully activated traffic signal including interconnect wiring.	

TABLE 1-2 SUMMARY OF IMPACTS AND MITIGATION (continued)

Impact	Mitigation Measures	Significance after Mitigation
Traffic, Circulation, and Access (cont.)	F)	
	Prior to approval of the first final map, which triggers the installation of the related street improvements, the applicant shall enter into an agreement to construct and secure the necessary modifications, as required by the City Engineer, including interconnect wiring to the following intersections:	Less than significant
	Olympic Parkway and La Media Road	
	 Olympic Parkway and East Palomar Street 	
	The applicant shall fully design the aforementioned traffic signals as part of the improvement plans for the associated street.	
	Prior to the approval of a CUP for the private high school, the applicant shall prepare a site-specific access study and provide the required improvements acceptable to the City Engineer.	
Village core traffic operations	5.10-11 All site plans for non-residential uses (with the exception of schools) shall be prepared to the satisfaction of the City Engineer. The City Engineer may require a project-specific traffic study if the project has the potential for resulting in unanticipated circulation impacts. Recommendations to reduce potentially significant impacts shall be incorporated into the site plan or required as a condition of project approval.	Less than significant
	Potential traffic impacts resulting from development and operation of the schools shall be reviewed by the respective school districts when specific projects are under consideration. All street improvements shall be coordinated with the City and the City shall request review of all draft plans.	

Impact	Mitigation Measures	Significance after Mitigation
Traffic, Circulation, and Access (cont.)		
At the time off-site improvements are designed and proposed, additional environmental review may be required to determine potential impacts related to construction, including water quality and traffic and impacts to paleontological	5.10-12 Prior to approval of any off-site roadway improvement project, a biological reconnaissance based on detailed grading and design plans shall be conducted by the applicant to document any impacts to sensitive biological resources. Any impacts to sensitive biological habitats shall be mitigated pursuant to the mitigation ratios described in the draft or approved Chula Vista MSCP Subarea Plan.	Less than significant
resources and the need for specific mitigation measures to address these potential impacts.	5.10-13 Prior to issuance of any grading permits for any off-site roadway improvement, a detailed acoustical study for the affected roadway segment shall be prepared to determine the need for any noise attenuation measures for adjacent sensitive land uses.	2
	5.10-14 Prior to the approval of the design plans for any off-site roadway improvement, a detailed landscaping plan shall be prepared to ensure that potential aesthetic impacts associated with any grading necessary for the improvement are mitigated.	
	5.10-15 As a condition of any off-site roadway improvement approval, monitoring of any grading for the presence of cultural and paleontological resources shall be required. If such resources are encountered during grading operations, the protocol described in Section 5.6 of this EIR shall be required.	
	5.10-16 As a condition of any off-site roadway improvement approval, applicable construction-related water quality mitigation measures shall be required by the City Engineer.	
	5.10-17 As a condition of any off-site roadway improvement approval, preparation of a traffic control plan for delays and hazards associated with construction impacts shall be prepared by the applicant and subject to the approval of the City Engineer.	
	5.10-18 For the widening of Otay Lakes Road between H Street and Telegraph Canyon Road, plans prepared for the improvements shall be designed to avoid impacts to the church and the library.	

TABLE 1-2 SUMMARY OF IMPACTS AND MITIGATION (continued)

Impact	Mitigation Measures	Significance after Mitigation
Air Quality		
The construction of the proposed project would result in the generation of significant temporary	5.11-1 The following mitigation measures shall be implemented during construction and placed as notes on all grading plans:	n Project and cumulative impacts remain significant
construction equipment exhaust emissions, plus	a) Minimize simultaneous operation of multiple construction equipment units	
long-term significant cumulative emissions from project-generated vehicle trips. The	b) Use low pollutant-emitting construction equipment	
proposed project would result in long-term	c) Use electrical construction equipment as practical	
operational emissions, primarily from vehicle	 d) Use catalytic reduction for gasoline-powered equipment 	
emissions that will exceed SCAQMD thresholds.	e) Use injection timing retard for diesel-powered equipment	
thresholds.	 Water the construction area twice daily to minimize fugitive dust 	
	Stabilize graded areas as quickly as possible to minimize fugitive dust	
	 Pave permanent roads as quickly as possible to minimize dust 	
	 Use electricity from power poles instead of temporary generators during building, if available 	
	 Apply chemical stabilizer or pave the last 100 fect of internal travel path within a construction site prior to public road entry 	
	 Install wheel washers adjacent to a paved apron prior to vehicle entry on public roads 	
	 Remove any visible track-out into traveled public streets within 30 minutes occurrence 	of
	m) Wet wash the construction access point at the end of each workday if any vehicle travel on unpaved surfaces has occurred	
	Provide sufficient perimeter erosion control to prevent washout of silty material onto public roads	
	 Cover haul trucks or maintain at least 12 inches of freeboard to reduce blow off during hauling 	Ė.
	 Suspend all soil disturbance and travel on unpaved surfaces if winds exceed miles per hour 	

TABLE 1-2 SUMMARY OF IMPACTS AND MITIGATION (continued)

Impact	Mitigation Measures	Significance after Mitigation
Noise ,	4 - 100 100 100 100 100 100 100 100 100 1	
Potential sources of noise related to the proposed Village Six SPA Plan include construction noise, traffic-generated noise, and	5.12-1 Prior to the approval of tentative maps, the applicant shall submit an acoustical study for approval by the Director of Building and Planning, which includes the following:	Less than significant
commercial noise. Traffic on La Media, Olympic Parkway, Birch Road, and SR-125 would cause a significant noise impact.	 a) Location and heights of noise barriers in accordance with Figure 5.12-1 of the EIR; 	
	A detailed analysis which demonstrates that barriers or setbacks have been incorporated into the project design, such that noise exposure to residential receivers placed in useable exterior areas are at below 65 dB CNEL; and	
	c) A detailed analysis, which demonstrates that barriers or setbacks have been incorporated into the project design, such that, when considered with proposed construction specifications, interior noise levels shall not exceed 45 db CNEL.	
	Should grading or traffic assumptions change during the processing of the tentative map, the barriers shall be refined to reflect those modifications,	
	5.12-2 Noise barriers shall be constructed as shown on Figure 5.12-1 with the following provisions:	
	a) The applicant shall construct the noise barriers as shown on Figure 5.12-1 prior to the issuance of any building permit for those lots within the noise contour of 65 CNEL or greater as described in the Noise Technical Report for Otay Ranch Village Six, dated September 24, 2001, unless earlier modified by agreement with the City of Chula Vista, California Transportation Ventures (CTV) or its successor in interest, and applicant. All noise barrier design and construction adjacent to SR-125 shall be coordinated with the City of Chula Vista, Caltrans, and CTV or its successor in interest. Noise barrier design and construction adjacent to SR-125 may be modified should a subsequent acoustical study demonstrate to the satisfaction of the Director of Planning and Building that the applicable noise standards will be achieved by a modified design.	

TABLE 1-2 SUMMARY OF IMPACTS AND MITIGATION (continued)

Impact		Mitigation Measures	Significance after Mitigation
Noise (cont.)	(4)		
		b) All other required noise barriers adjacent to Olympic Parkway, La Media Road, and Birch Road as shown on Figure 5.12-1 shall be constructed prior to the issuance of any building permit for lots adjacent to the aforementioned roadways.	
		c) Noise barriers shall be shown on wall and fence plans to be approved prior to issuance of the first grading permit to be approved by the City.	
		The applicant shall grant an easement to the City along that portion of the project adjacent to SR-125 for future construction of required noise mitigation barriers, as	
		The applicant shall construct the noise barriers adjacent to SR 125 as shown on figure 5.1.2.1 prior to the issuance of the first hulding permit within the adjacent neighborhood or the opening of SR 125, whichever occurs earlier. Noise barrier design and construction adjacent to SR 125 shall be coordinated with the City of Chuia Vista, Calirons, and California Transportation Ventures (CTV). All other required noise barriers adjacent to Olympic Parkway. La Media Road, and Birch Road shall be shown on the grading plan or a wall and fance plan to be approved prior to issuance of the first grading permit within any adjacent neighborhood. Walls adjacent to Olympic Parkway. La Media Road, and Birch Road shall be constructed prior to the issuance of the first building permit within the adjacent neighborhood.	
		5.12-3 Prior to approval of building permits for commercial development, a report shall be prepared demonstrating that HVAC equipment is designed to insure that noise levels from the equipment will not exceed the City of Chula Vista's Noise Ordinance Standards.	
		5.12-4 If balconics are proposed for the multi-family uses adjacent to SR-125, prior to approval of building plans, an acoustical analysis of site plans and building plans shall be prepared by the applicant and reviewed by the Director of Planning and Building to ensure that they meet the 65 dB(A) CNEL exterior.	
		5.12-5 The water pump station shall be placed within an enclosure capable of reducing the noise of the pumps such that, when operating, the sound pressure level at a distance of 50 feet from the pumps is 50 decibels or less. Prior to the installation of the pump station, the applicant shall provide an acoustical report demonstrating that the proposed pumps and enclosure meet this condition, to the satisfaction of the Director of Planning and Building.	

Impact	Mitigation Measures	Significance after Mitigation
Public Services/Utilities; Potable Water		
The proposed project would result in an incremental increase in water consumption and place additional demands on water storage and pumping facilities. The impact to water storage and pumping facilities would be significant if construction of facilities does not coincide with the anticipated growth associated with the Village Six SPA.	 5.13.1-1 The final Subarea Water Master Plan shall be approved prior to the approval of any tentative map. The Master Plan shall include the design of water system infrastructure including timing and cost by phase of development and must be in compliance with the OWD Master Plan. 5.13.1-2 Prior to approval of the first tentative map, the applicant shall provide the City with a letter from the OWD stating that adequate pumping and storage capacity is available or will be available concurrent with need. 5.13.1-3 Prior to approval each TM, the applicant shall provide the City with a letter from the OWD stating that adequate storage capacity exists or will be available concurrent with need. 	Less than significant
	5.13.1-4 Water facilities improvements shall be financed or installed on- and off-site in accordance with the fees and phasing in the approved PFFP for the Village Six SPA Plan.	

TABLE 1-2 SUMMARY OF IMPACTS AND MITIGATION (continued)

Impact	Mitigation Measures	Significance after Mitigation
Public Services/Utilities: Recycled Water •		The state of the s
The proposed project would result in an incremental increase in the use of recycled water and place additional demands on water storage and pumping facilities. The increase in use of recycled water has been planned for by OWD and will not have a significant impact. However, the impact to recycled water storage and distribution facilities would be significant if construction of new facilities does not coincide with the project's anticipated growth.	5.13.2-1 The applicant shall provide for adequate recycled water storage and distribution facilities, which shall be constructed in accordance with the Subarea Master Plan and to the satisfaction of the OWD. These water infrastructure improvements are described in the Village Six PFFP and SPA Plan. The proposed PFFP identifies the development impact fees that the applicant shall pay to mitigate impacts, the estimated cost of the facility, the applicant's obligation to construct or pay for the necessary mitigation, and the phasing improvements. Prior to approval of the first final map, the applicant would provide written proof from OWD that adequate water storage and distribution facilities are available to serve the proposed project area.	Less than significant
	A complete Subarea Master Plan shall be required for approval prior to approval of the tentative map. The recycled water system shall be designed at that time and the timing and cost shall be identified by phase of development.	
	The final Subarea Water Master Plan shall be submitted to the City for review and approved by OWD prior to the approval of any tentative map. The Master Plan shall include the design of water system infrastructure including timing and cost by phase of development and must be in compliance with the OWD Master Plan.	
Public Services/Utilities: Sewer		
The existing sewage disposal system does not ave enough capacity to accommodate flows rom the Village Six SPA Plan, which would result in a near-term significant impact until pgrades to the system are completed. 5.13.3-1 Prior to recording final maps, the City Engineer shall be satisfied that the Poggi Canyon Interceptor has adequate capacity in the interim to handle projected sewage flows. The calculation of existing and anticipated sewage flows has determined that two capital improvement projects are needed to provide capacity for the proposed development. These include the completion of the Salt Creek Interceptor Reach 9B connection to regionally exceed 947 EDUs (Improvement P-1) and increasing the size of the Poggi Canyon line beneath 1-805 (Improvement P-2) to regionally exceed 3.770 EDUs.		Less than significant
Public Services/Utilities: Integrated Waste Mana	genient	
No significant waste impacts were identified,	No mitigation measures are required.	No împact

TABLE 1-2 SUMMARY OF IMPACTS AND MITIGATION (continued)

Impact	Mitigation Measures	Significance after Mitigation	
Public Sérvices/Utilities: Law Enforcement *			
Development of the Village Six SPA Plan would result in a significant impact to law enforcement because of the predicted increase in calls for service and the additional travel time required to answer these calls.	5.13.5-1 Significant impacts to police services shall be addressed on a citywide level through the payment of development impact fees. The proposed PFFP describes public facilities fees for police services based on equivalent dwelling units by development phase. The applicant shall pay the public facilities fees at the rate in effect at the time building permits are issued.	Less than significant	
Public Services/Utilities: Fire Protection and En	nergency Medical Services		
The Chula Vista Fire Department does not currently meet the threshold standard for	5.13.6-1 Fire service facilities shall be financed or provided in accordance with the fees and phasing in the approved PFFP for the Village 6 SPA Plan.	Less than significant	
response time for the City, including the Otay Ranch community. Impacts to fire and emer- gency medical services would be significant if construction of these facilities does not co- incide with the project's anticipated population growth and increased demand for services.	5.13.6-2 The City shall continue to monitor Fire Department responses to emergency fire and medical calls and report the results to the GMOC on an annual basis.		
Public Services/Utilities: Schools			
Project implementation would result in a significant impact to schools unless construction of facilities coincides with student generation and associated service demands.	5.13.7-1 The applicant shall be required to pay all required school mitigation fees or form a community facility district acceptable to the school district.	Less than significant	
Public Services/Utilities: Library Service			
A significant impact would result if construction of new library facilities and provision of additional documents does not coincide with project implementation and associated population growth.	5.13.8-1 Library facilities, supplies, and services shall be financed in accordance with the approved fees and phasing in the PFFP for the Village Six SPA Plan.	Less than significant	

TABLE 1-2 SUMMARY OF IMPACTS AND MITIGATION (continued)

Impact	Mitigation Measures	Significance after Mitigation	
Public Services/Utilities: Parks and Recreation			
Project implementation would generate increased demand for parks and recreation facilities. A significant impact could result if dedication of parkland and construction of new facilities does not coincide with project implementation and project population growth.	5.13.9-1 Neighborhood parks shall be financed and constructed on-site in accordance with the fees and phasing approved in the PFFP for the Village Six SPA Plan.	Less than significant	
Hazards/Risk of Upset			
Potentially significant impacts related to the transport of hazardous materials could result from implementation of the Village Six SPA Plan.	5.14-1 The use, transport, storage, and disposal of hazardous materials shall be conducted in compliance with the relevant regulations of federal, state, and local agencies, including the EPA, California Department of Heath Services (DHS), and Caltrans.	Less than significant	

TABLE 1-3 COMPARISON OF PROJECT ALTERNATIVES

Environmental Issue	No Project/No Development Alternative	Reduced Intensity Alternative
Land Use	Significant impacts related to conversion of uses from undeveloped to urban would be avoided because no development would occur.	This alternative does not meet the Village Concept goals of the Otay Ranch GDP. This alternative reduces the amount of multi-family residential use, which would not meet the housing needs of future residents and would not adequately support the commercial and public uses in the village core.
Landform Alteration/ Aesthetics	Significant impacts to landform alteration and lighting would be avoided because no site disturbance would occur.	Significant impacts on landform and visual quality would be similar to the proposed project as the site would be developed, and urban development would be extended. Mitigation measures required for the proposed project would be required for this alternative.
Biological Resources	Impacts to biological resources would be avoided because no site disturbance would occur,	The impacts to biological resources would essentially be the same as the proposed project as the same area would be developed. These impacts would remain less than significant.
Cultural Resources	Impacts to cultural resources would be avoided because no grading would occur.	Potential impacts to cultural resources would be the same as the proposed project, as the same development area would be affected.
Paleontological Resources	Potential significant impacts to paleontological resources would be avoided because there would be no grading of the site.	Potential significant impacts to paleontological resources would be the same as the proposed project as the same development area would be affected. Mitigation measures required for the proposed project would be required for this alternative.

TABLE 1-3 COMPARISON OF PROJECT ALTERNATIVES (continued)

Environmental Issue	No Project/No Development Alternative	Reduced Intensity Alternative
Geology and Soils	Potential geologic impacts related to ground shaking from seismic activity and localized unstable soils conditions would be avoided because no development or public access would occur.	Potential geologic impacts related to ground shaking from seismic activity and localized unstable soils would be the same as the proposed project as the same development area would be affected. Mitigation measures required for the proposed project would be required for this alternative.
Agricultural Resources	Impacts to agricultural resources would be avoided because no site development would occur. However, continued agricultural activity could result in significant land use compatibility issues between the agricultural operations and adjacent urban uses.	Impacts to agricultural resources would remain the same as the proposed project as the same development area would be converted from agricultural to urban uses. Mitigation measures required for the proposed project would be required for this alternative.
Housing and Population	Impacts on housing and population would be avoided because no site development would occur. This is considered an adverse impact of this alternative because the several of the goals and objectives of the GDP and project, such as provision of housing and employment opportunities, would not occur.	The reduction in available housing would reduce the City's ability to meet the projected need for an additional 13,500 dwelling units by 2005. This alternative would not conform to the SANDAG growth forecast and Growth Management Plan which would result in a potentially significant impact on housing and population.

TABLE 1-3
COMPARISON OF PROJECT ALTERNATIVES
(continued)

Environmental Issue	No Project/No Development Alternative	Reduced Intensity Alternative	
Water Resources/ Water Quality	While potential impacts associated with increased runoff, erosion, and degraded water quality from paved surfaces would be avoided, this is considered an adverse impact of this alternative. No structural systems exist to control existing agriculture-related pollutants.	would not be expected to result in a reduction in the vo or quality of the runoff from the site. Water resource ar	
	Due to the lack of drainage improvements with this alternative, overall impacts to water resources and water quality are expected to be greater than the proposed project.	alternative.	
Transportation, Circulation, and Access	While the contribution of project-related traffic would be avoided, this alternative would complicate the completion of the Otay Ranch circulation network. Regional traffic impacts would still be significant without completion of Olympic Parkway, La Media, Birch Road and SR-125.	There would be an estimated reduction of 4,995 ADT with this alternative. The significant traffic impacts associated with the proposed project would be reduced but would not be avoided. The traffic mitigation measures required for the proposed project would remain unchanged as the reduction in ADTs would not bring the traffic volumes below the thresholds of significance.	

TABLE 1-3
COMPARISON OF PROJECT ALTERNATIVES
(continued)

Environmental Issue	No Project/No Development Alternative	Reduced Intensity Alternative
Air Quality	Air quality impacts associated with construction, vehicular emissions, building operations and additional emissions from energy producing facilities would be avoided. In addition, operational emissions from the proposed residential, commercial and institutional uses would be avoided. Existing air quality impacts associated with agricultural operations would continue.	Construction-related air quality impacts would remain essentially the same as the proposed project as the development area is essentially the same as the proposed project. Vehicular emissions would be reduced and there would be a slight decrease in overall long-term air quality impacts associated with power generation and the operation of commercial facilities due to the reduced population. Overall, the reduction in air quality impacts would be minor and the cumulative impact would remain significant and unmittigated.
Noise	Significant noise impacts associated with project traffic would be avoided. Existing noise levels associated with agricultural operations as well as existing and future noise generated from regional traffic would continue. The overall noise levels within Otay Ranch would be reduced by this alternative due to the reduction in regional traffic.	The noise impacts associated with this alternative would be the same as the proposed project as the development area is essentially the same. Mitigation measures for noise impacts associated with construction and future development areas would be required.

TABLE 1-3
COMPARISON OF PROJECT ALTERNATIVES
(continued)

Environmental Issue	No Project/No Development Alternative	Reduced Intensity Alternative
Public Services and Utilities	Significant impacts related to the increased demand on public services and utilities would be avoided.	The demand on public services and utilities would be proportionately reduced. While the need for new and improved infrastructure would be reduced, it would not be avoided. Mitigation measures to reduce significant impacts on public services and utilities would be required. Thus public service and utility impacts would remain significant but mitigable.
Hazards/Risk of Upset	The potential for hazards and risk of upset would be avoided because no use, storage or transportation of potentially hazardous materials would occur. The site would continue to be used for limited agricultural operations which may involve the use of agricultural pesticides.	The reduction in population would reduce the potential impacts associated with hazards and risk of upset. This impact would remain less than significant.

Otay Ranch Village Six Sectional Planning Area (SPA) Plan Second Tier EIR 98-01

Letters of Comment and Responses

Letters of comment to the Draft EIR were received from the following agencies and organizations. Comment letters received during the Draft EIR public review period contained accepted revisions that resulted in changes to the Final EIR text. Revisions to the Final EIR are intended to correct minor discrepancies and provide additional clarification. The revisions do not constitute significant changes to the project or environmental setting, no new significant environmental effects have been identified for the project, and the severity of environmental impacts would not be increased.

State and I	Federal Agencies	
Letter A	California Department of Toxic Substance Control	PR-2
Letter B	California Regional Water Quality Control Board, San Diego Region	PR-3
Letter C	California Department of Fish and Game	PR-5
Letter D	California Department of Transportation (Caltrans District 11)	PR-8
Local Ager	ncies	
Letter E	City of San Diego	PR-11
Letter F	County of San Diego, Department of Public Works	PR-12
Letter G	Otay Water District	PR-15
Local Orga	nizations	
Letter H	San Diego County Archaeological Society	PR-16
Letter I	Sweetwater Valley Civic Association	PR-17
Letter J	The Otay Ranch Company	PR-18
Letter K	McMillin Land Development	PR-26
Other India	viduals	
Letter L	Ray Ymson	PR-27



Winston H. Hickox Agency Secretary California Environmental Protection Agency

Department of Toxic Substances Control

Edwin F. Lowry, Director 1001 "I" Street, 25th Floor P.O. Box 806 Sacramento, California 95812-0806



October 5, 2001

Marisa Lundstedt City of Chula Vista 276 Fourth Avenue Chula Vista, California 91910

Re: Otay Ranch Village Six Sectional Planning Area Plan

A-I The Department of Toxic Substances Control (DTSC) is in receipt of the environmental document identified above. Based on a preliminary review of this document, we have determined that additional review by our regional office will be required to fully assess any potential hazardous waste related impacts from the proposed project. The regional office and contact person listed below will be responsible for the review of this document in DTSC's role as a Responsible Agency under the California Environmental Quality Act (CEQA) and for providing any necessary comments to your office:

Johnson Abraham Site Mitigation Branch 5796 Corporate Avenue Cypress, California 90630

If you have any questions concerning DTSC's involvement in the review of this environmental document, please contact the regional office contact person identified above.

Sincerely

Guenther W. Moskat, Chief

Planning and Environmental Analysis Section

The energy challenge facing California is real. Every Californian needs to take immediate action to reduce energy consumption. For a list of simple ways you can reduce demand and cut your energy costs, see our Web-site at www.dtsc.ca.gov.

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Responses to Public Comments

A-1 Comment noted. The EIR for the project analyzes potential impacts related to hazardous waste in compliance with CEQA. The role of the Department of Toxic Substances Control as a responsible agency is defined by CEQA in Public Resources Code Sections 21069 and 21167.3, and CEQA Guidelines sections 15096, 15233, and 15381. No additional comments were received from the Department of Toxic Substance Control.





Environmental Protection

California Regional Water Quality Control Board

San Diego Region

htemet Address: http://www.xwrcb.ca.gov/rwqcb9/ 9174 Sky Park Court, Suite 100, San Diego, California 92123 Phone (858) 467-2952 * FAX (858) 571-6972



November 5, 2001

Ms. Marisa Lundstedt City of Chula Vista 276 Fourth Avenue Chula Vista, CA 91910

SUBJECT: Notice of Completion - Otay Ranch Village Six SPA SCH#2001041033

Dear: Ms. Lundstedt

Thank you for your timely forwarding of the Notice of Completion for the Otay Ranch Village Six SPA Draft Second Tier Environmental Impact Report (Draft EIR). The Regional Water Quality Control Board (RWQCB) offers the following comments for consideration in the Final Program EIR.

- B-1 As a general comment, we are requiring full implementation of all SUSMP requirements per the Municipal Storm Water Permit (Municipal Permit) RWQCB Order No. 2001-01, NPDES No. CAS0108758 section F.1.b. for this SPA project. The Municipal Permit specifically mandates that SUSMP's 1."Control the post-development peak storm water runoff discharge rates and velocities to maintain or reduce pre-development downstream erosion, and to protect stream habitat: "and 2. "... to implement a combination of BMPs selected from the recommended BMP list, including at a minimum (1) source control BMPs and (2) structural treatment BMPs.," and 3. "All structural BMPs shall be located so as to infiltrate, filter, or treat the required runoff or flow prior to its discharge to any receiving waterbody..... sized to comply with the following numeric sizing criteria (et al)" (See page 15 Municipal Permit, F.1.b.(2)(b)i and F.1.b.(2)(b) and page 16, F.1.b.(2)(c) respectively)
- B-2 On page 145 of the Draft EIR, paragraph 3, the first two sentences state "The increase in runoff flows has the potential to impact downstream drainage facilities in Poggi Canyon. The existing Poggi Canyon detention basin has been designed to handle projected flows from Village Six." Because the Poggi Canyon detention basin was in-place prior to the adoption of the Municipal Permit, the Regional Board finds no objection to this approach to "control the post-development."
- B-3 peak storm water runoff discharge rates." Please note that future planning will need to require onsite, not in-stream, post-development peak storm water runoff discharge rate control.
- B-4 On page 143, section 5.9.3. paragraph 3, the last two sentences state "The Birch Road storm drain will connect to the culvert system proposed by Caltrans to convey drainage from the east side of SR-125 to the west at the Birch Road overpass. This storm drain will run west under

California Environmental Protection Agency

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- B-1 Comment noted. The project will implement all SUSMP requirements per the Municipal Storm Water Permit Order No.2001-01.
- B-2 The RWQCB acknowledges that the Poggi Canyon detention basin was designed to control the post-development peak storm water runoff discharge rates. It is also important to note that the Poggi Canyon detention basin, as a regional basin, was designed to detain the post-development peak storm runoff discharge rate for the entire Poggi Canyon watershed. In fact, as approved under 401 and 404 permits, the newly existing Poggi Canyon channel was also designed to transport and provide some biofiltration for the post-development peak storm water runoff discharge rate for the entire watershed.
- B-3 Comment noted. The City of Chula Vista will continue to evaluate all runoff discharge control requirements for development projects and approve the most appropriate methods for detention and treatment from the basis of effectiveness and long-term operation, in compliance with the Municipal Permit.
- 8.4 The SPA Plan for Village Six assumes all aspects of the project are complete. The ultimate design for the project will discharge all drainage into Poggi Canyon, which has been designed to handle the projected flows from Village Six. There is a potential that certain phases will occur before others. The discharge into the unnamed canyon, referenced in the EIR, could occur if the eastern Village Six development that flows to Birch Road storm drains was constructed before Neighborhood R-2. In the event that this happens, a temporary detention basin near the intersection of SR-125 and Birch Road or on Neighborhood R-2 would be installed to maintain or reduce flows caused by interim conditions. The general locations of these basins have been added to Figure 5.9-1 in the body of the EIR.

Ms. Marisa Lundstedt

-2-

November 5, 2001

Birch Road and discharge into an unnamed canyon that is tributary to Poggi Canyon." Control measures "to maintain or reduce pre-development downstream erosion" are required in this case.

- B-5 On page 146, the second paragraph should include a sentence indicating the Municipal Permit's requirement that "All structural BMPs shall be located so as to infiltrate, filter, or treat the required runoff or flow prior to its discharge to any receiving waterbody..." While flood control by the Poggi Canyon detention basin is considered compliant for "downstream erosion (control), and to protect stream habitat" due to its "pre-permit" existence, its use as a water quality treatment BMP would be a direct violation of the Municipal Permit. Treatment for urban pollutants must be addressed through a combination of structural and non-structural BMPs prior to discharge to a receiving water.
- B-6 On page 146, second paragraph, the last sentence states "Uncontrolled discharge of pollutants long-term with "first flush" events would have an indirect potentially significant impact." The current Municipal Permit is being implemented because science has brought the conclusion that "Uncontrolled discharge of pollutants long-term with "first flush" events would have a direct potentially significant impact." We suggest this or similar wording be included in the EIR.
- B.-7 On page 146, third paragraph, the second to last sentence states "The State Water Quality Control Board has discussed calculations methods, which encompass a range of values from 0.6 inch of runoff from the impervious portion of the basin up to a two-year storm event." First, the entire (not just the impervious portions) basin would be considered in the calculation method, and second, very specific methods based on the 85-percentile storm are now mandated by the Municipal Permit. Some direction to these methods should be included in the EIR.
- B-8 On page 148, section 5.9.4, the last sentence, would again, read more appropriately if the word "indirect" were replaced with "direct,"
- B-9 On page 148, section 5.9-2, first paragraph, the second to last sentence states "The SWPPP shall be consistent with the requirements of the Clean Water Act and the BMPs of the RWQCB." Because the RWQCB does not directly specify BMPs, please replace "...BMPs of the RWQCB." with "...all requirements set forth in the General Construction Permit."

Respectfully,

JOHN H. ROBERTUS

Executive Officer

San Diego Regional Water Quality Control Board

California Environmental Protection Agency



- B-5 As noted above, because of its design, it was the intent of the project to use the vegetation-lined Poggi Canyon channel to treat a portion of runoff. The basis of design for water quality treatment was the numeric sizing criteria established in the Municipal Storm Water Permit for San Diego, established by SDRWQCB, order No. 2001-01, NPDES No. CAS018758. Using this criteria, the available treatment capacity for the Poggi Canyon Channel was determined. Using this information, the project has been designed to provide treatment using a combination of nonstructural and structural BMPs. The project design will accommodate additional BMPs to achieve water quality treatment on-site, in compliance with the Municipal Permit.
- B-6 The Final EIR in Chapter 5.9.3 has been revised to change indirect to direct as requested.
- B-7 The Final EIR has been revised to include the new requirements as established by the Municipal Storm Water Permit, order No. 2001-01. This includes the requirement of BMPs for the project to mitigate the volume of runoff produced from an 85th percentile 24-hour rainfall event.
- B-8 See Response B-6.
- B-9 The Final EIR in Chapter 5.9-2 regarding the SWPPP has been revised.

CA DEPT FISH AND GAM

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PAGE 8

STATE OF CALIFORNIA-THE RESOURCES AGENCY

GRAY DAVIS, GOVERNO

DEPARTMENT OF FISH AND GAME

South Coast Region 4949 Viewridge Avenue San Diego, California 92123 (858) 467-4201 FAX (858) 467-4239



November 13, 2001

Ms. Marilyn Ponseggi City of Chula Vista Planning Department 276 Fourth Avenue Chula Vista, CA 91910

RE: Review and Comment of the Draft Second Tier Environmental Impact Report for the Otay Ranch Village Six Sectional Planning Area (SPA) Plan, Chula Vista, California

Dear Ms. Ponseggi:

The California Department of Fish and Game (Department) has reviewed the draft Second Tier Environmental Impact Report for the Otay Ranch Village Six Sectional Planning Area (SPA) Plan, including the supporting Biology Technical Report. The California Department of Fish & Game is a trustee agency under the California Environmental Quality Act (CEQA) and is responsible for ensuring appropriate conservation of fish and wildlife resources including rare, threatened, and endangered plant and animal species, pursuant to the California Endangered Species Act, and administers the Natural Community Conservation Planning Program (NCCP). The City is a participant in NCCP planning and is in the process of completing the Chula Vista Subarea Plan (Subarea Plan) under the Multiple Species Conservation Program (MSCP) subregional plan.

C-1 The Village Six project area is located in the north-central portion of the Otay Valley Parcel or the Otay Ranch General Development Plan. It encompasses approximately 386.4 acres and is bordered by the proposed alignment of SR-125 on the east, Olympic Parkway on the north, La Media Road on the west, and Birch Road on the south. The Village Six SPA proposes the development of 2,086 dwelling units, community purpose facilities, an elementary school, a private high school, a public neighborhood park, commercial uses, open space, and circulation rights-of-way.

Implementation of the proposed Village 6 project would result in the conversion of approximately 386 acres of agricultural fields to urban development or associated uses. Of this amount, approximately 54 acres are designated for major arterials, neighborhood park, and an elementary school, and therefore are deducted from the conveyance requirement.

The loss of raptor foraging habitat is identified as a significant and unmitigable impact, consistent with that finding in the Program EIR 90-01. Two sensitive raptor species, the northern harrier (Circus cyaneus) and burrowing owl (Athene contcularia) are identified as having potential to nest on-site and therefore required additional measures to reduce impacts.

Responses to Public Comments

C-1 These comments from the CDFG regarding the project description, impacts, and mitigation measures are consistent with the information presented in the Draft EIR and no additional response is necessary. CA DEPT FISH AND GAM

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Ms. Marilyn Ponseggi November 13, 2001 Page 2

The dEIR identifies the following mitigation requirements for impacts to biological resources:

- Prior to recordation of each final map, the applicants shall convey land within the Otay
 Ranch RMP Resource preserve at a ratio of 1.188 acres for each acre of development. As
 currently proposed, the 332.73 acres of development would require a total conveyance of
 395.28 acres.
- Prior to grading, focused surveys for burrowing owls are to be performed. If owls are
 present, passive relocation is proposed.
- Prior to grading, focused surveys for active nests of the northern harrier (Circus cyaneus) are proposed. Construction activities are to be restricted within 900 feet of an active barrier nest.
- The impact for the loss of approximately 386 acres of raptor foraging habitat is considered to be significant and unmitigable, consistent with the finding in the Program EIR 90-01.

Department Recommendations

PR-6

The Department agrees with the proposed conveyance of 395.28 acres into the regional preserve. In addition, we offer the following comments and recommendations.

- C-2 1. Focused surveys conforming to recommendations in the CDFG staff report for burrowing-owls (CDFG 1995) should be performed to determine the status of this species in the 386.4 -acre project area as well as within the combined 56.3 acres of the two borrow areas. If burrowing owls are present, passive relocation should be performed prior to the start of the breeding season (February 1).
- C-3

 In addition to the above, due to the extremely limited number of breeding burrowing owls found in San Diego County, including Otay Mesa, as identified by the recent San Diego Breeding Bird Atlas, it is recommended that the convoyed lands be evaluated for their potential to support this species. Installation of artificial burrows should be considered as a means of enhancing suitable preserve habitat for burrowing owls. Such pro-active measures on the part of the City may be necessary to ensure that burrowing owls remain resident within the subarea plan area. Such actions are also consistent with general conditions for coverage of this species in the MSCP, which notes the importance of conserving and enhancing occupied burrowing owl habitat in Otay Ranch, Otay Mesa, and Otay River Valley areas.
- C-4 2. If impacts are to occur in the breeding season of the northern harrier, focused preconstruction surveys should be performed to ensure that active nests would not be impacted by construction activities. We recommend that any active harrier nests be avoided by a minimum distance of 500 feet.

- C-2 Surveys for the burrowing owl are required as mitigation measure 5.3-1 for the project (see EIR Table 1-2).
- C-3 As specified in mitigation measure 5.3-3 the conveyance of land is specified within the Otay Ranch RMP Resource Preserve. The RMP for the Otay Ranch Project considered the burrowing owl as a sensitive species.
- C-4 As specified in mitigation measure 5.3-2, pre-construction surveys are required and shall be performed. The EIR has been revised to clarify the limit for construction activities based on the expertise and recommendation provided by California Department of Fish and Game. If active nests are detected, and if construction activities occur between March 1 and July 31, construction activities shall be restricted within 500 feet of the active nest sites.

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Ms. Marilyn Ponseggi November 13, 2001 Page 3

- 3. The Department recommends that clearing of all vegetation be performed in the non-breeding season (February 15 August 30), including those areas considered to be highly disturbed, to avoid impacts to active breeding birds. Loggerhead shrikes (Lanius Iudovicianus) are known to nest in Russian-thistic (Salsola tragus) in the immediate region, therefore even such disturbed areas can provide breeding babitat.
- C-6 4. Any unauthorized clearing of coastal sage scrub and other sensitive habitats outside of the defined construction corridor should be mitigated at a 5:1 ratio.

If you have any questions or would like to discuss our comments further, please do not hesitate to call David Mayer at \$58-467-4234.

Sincerely,

William E. Tippets

Environmental Program Manager

South Coast Region

ec: Nancy Gilbert, U.S. Fish and Wildlife Service

References

California Department of Fish and Game. 1995. Staff Report on Burrowing Owl Mitigation. September 28, 1995.

- C-5 The issue related to conveyed lands and the potential for these lands to support burrowing owls would likely be considered through the creation of Area Specific Management Directives following the formal acceptance of the Subarea Plan by the Resource Agencies. Additionally, it is unlikely that the loggerhead shrike nests on Russian thistle, as such, no suitable nesting habitat was found on the project site; therefore, impacts to the loggerhead shrikes are not considered significant and no mitigation is necessary.
- C-6 There is no proposed clearing of coastal sage scrub or any other sensitive habitats outside of the construction area.

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STATE OF CALIFORNIA - BUSINESS, TRANSPORTATION AND HOUSING AGENCY

GRAY DAVIS, GOVERNO

P.02/04

DEPARTMENT OF TRANSPORTATION. DISTRUCY 11 P.O. BOX 85406, M.S. 50 SAN DIEGO, CA 92186-5406 (619) 688-6954

FAX: (619) 688-4299



November 9, 2001

11-SD-125 South

Mr. Scott Morgan State Clearinghouse 1400 Tenth Street Sacramento, CA 95814

Dear Mr. Morgan:

Draft EIR for the Proposed Otay Ranch Village Six Sectional Planning Area Plan -SCH 2001041033

The California Department of Transportation (Department) District 11 comments are as follows:

Traffic

PR-8

- D-1 . The design of the State Route 125 (SR-125) Toll Road is still preliminary and may be revised during final design.
- D.2 Per the Department Highway Design Manual (HDM), the clearance from Caltrans right of way line to a slope catch point should be 5m. This allows for maintenance access to slopes and provides a safety factor against slope erosion and surface failures. Clearance requirements are increased when slopes exceed 10 meters in height.
- D-3 The Department endeavors to maintain a target Level of Service (LOS) at the transition between LOS "C" and L'OS "D" for State owned facilities, including intersections.
- Provide lane volumes for all intersections at ramp junctions with the proposed SR-125.
- D-5 All signalized intersections at future SR-125 ramp junctions should be analyzed using Intersecting Lane Vehicle (ILV) calculations per the HDM, Section 406, page 400-21.
- D-6 . The proposed land use amendments significantly degrade the intersection LOS at the future Otay Lakes Road/SR-125 SB Ramp. The 2015 intersection analysis at Otay Lakes Road/SR-125 SB Ramps is forecast with a 37 second (approaching LOS C) delay under the adopted land use and the delay at this intersection is forecast at 54.4 seconds (approaching LOS E) with the proposed land use amendments.

Responses to Public Comments

- Comment noted. This comment does not affect the traffic study analysis or conclusions.
- Comment noted. This comment does not affect the traffic study analysis or conclusions,
- The Draft EIR traffic analysis used significance criteria adopted by the City of Chula Vista. The City's criteria are consistent with the "SANTEC/ITE Guidelines for Traffic Impact Studies in the San Diego Region" dated March 2, 2000. The significance criteria for the study are outlined on pages 72 through 74 of the traffic study. The SANTEC/ITE guidelines specify that Level of Service (LOS) D is the regionwide goal for an acceptable LOS. This is described in more detail on page 3 of this document.

"In general, the region-wide goal for an acceptable level-of-service (LOS) on all freeways, roadway segments, and intersections is "D." For undeveloped or not densely developed locations, as determined by any local jurisdiction, the goal may be to achieve a level-of-service of "C." Individual local jurisdictions, as well as Caltrans, have slightly different LOS objectives. For example, the Regional Growth Management Strategy for San Diego has a level-of-service objective of "D," while the Congestion Management Program has established a minimum level-of-service of "E," or "F" if that is the existing 1990 base year LOS. In other words, if the existing LOS is "D" or worse, preservation of the existing LOS must be maintained or acceptable mitigation must be identified."

For the purposes of analyzing regional transportation impacts, it is appropriate to use the SANTEC/ITE Guidelines. It is SANDAG's policy to use these guidelines for transportation studies prepared in this region. Therefore, LOS D or better operations are considered acceptable. It should also be noted that the SANTEC/ITE Guidelines are consistent with the City of Chula Vista guidelines for analyzing freeway interchanges. The Final EIR includes the SANTEC/ITE Guidelines as referenced in preparing the traffic report.

- Appendix B of the traffic study contains all SR-125 ramp intersection traffic volumes.
- All intersections were analyzed using the regionally accepted Highway Capacity Manual (HCM) Methodology. The HCM methodology is more detailed than the ILV method and provides accurate and comprehensive analysis. The 1997 HCM method requires a significant amount of input and quantifies the operational characteristics of the intersection by a LOS from A to F. The ILV method requires significantly less input and only provides a planning level characteristic of the intersection as under, over, or near LOS C capacity,
- Table 6 presents the intersection operating conditions for 2015 cumulative traffic conditions at the southbound SR-125/Otay Lakes Road intersection. With adopted land uses, the AM peak is calculated at LOS D and the PM peak is calculated at LOS D. With the proposed land uses, including Village 6, the AM LOS changes to LOS C and the PM LOS continues to operate at LOS D. Since LOS D or better operations are maintained, no significant traffic impacts are calculated.

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Mr. Scott Morgan November 9, 2001 Page 2

- D-7 The proposed land use amendments significantly degrade the intersection LOS at the future Olympic Parkway/ SR-125 SB Ramp intersection. The 2015 intersection analysis at Olympic Parkway/SR-125 SB Ramps is forecast with a 27 second (LOS C) delay under the adopted land use and the delay at this intersection is forecast at 44.9 seconds (LOS D) with the proposed land use amendments.
- D-8 The proposed land use amendments significantly degrade the intersection LOS at the future Rock Mountain Road/SR-125 NB Ramp intersection. The 2020 intersection analysis at Rock Mountain Road/SR-125 NB Ramps is forecast with a 21 second (approaching LOS B) delay under the adopted land use and the delay at this intersection is forecast at 48.5 seconds (LOS D) with the proposed land use amendments.
- D.9 The delay time at the Olympic Parkway/SR-125 SB ramp intersection decreases between the 2015 and the 2020 horizon year while the segment volumes for Olympic Parkway are increasing. Please verify intersection delay time calculations.
- D-10 Provide a LOS analysis for the future SR-125 Toll Road. Both a segment analysis and weave analysis should be performed in compliance with the 1997 Highway Capacity Manual methodology. It appears that the weaving distance between Olympic Parkway and Birch Road is less than the Department HDM requirements. A Design Exception, approved by the Department Headquarters, will be required for all non-standard interchange features.
- D-11 * Verify that the future LRT is compatible with the proposed SR-125. Provide a drawing showing the proposed profile for the future LRT at the crossing with the future SR-125.

Hydraulics .

D-12 * The DEIR states on page 145 that Q flows will be increased with SR-125 South; this is counter to SR-125 South documents and counter to the commitments made as part of the 401 water quality certification for SR-125 South.

Grading

D-13 Figure 3-5 shows borrow/storage sites near the interchanges at Olympic Parkway and Birch Road. Please clarify whether these are within the future SR-125 right of way or not.

- D-7 See Response D-6.
- D-8 See Response D-6.
- D-9 A review of the calculations indicates that the peak hour volume estimates were slightly too high in the Year 2015 time frame. It is believed that Year 2015 delays are slightly overstated. However, the levels of service would not change and the significance of impacts would therefore, not change or result in unacceptable LOS.
- D-10 Pages 32, 90, and 114 (Tables 9, 22, and 29) of the traffic study contain the SR-125 freeway analysis. The design of the SR-125 toll road is not the responsibility of the proposed Village Six SPA and Caltrans.
- D-11 The proposed Village Six SPA plan has been designed in consideration of proposed trolley alignment; however, the alignment crossing with the future SR-125 will be coordinated by MTDB in consultation with CTV.
- D-12 The calculations referenced in the EIR regarding SR-125 is addressed in detail in Attachment H of the Otay Ranch Village Six SPA Regional Drainage Study, which can be found in Appendix E of the EIR. The existing and proposed drainage flows were approximated using the detailed calculations contained in the Master Drainage Study, Poggi Canyon Creek prepared by Hunsaker and Associates on October 19, 1999. The detailed flow calculations were adjusted based on prorating the area of the drainage basins. The drainage flow calculations referenced for SR-125 in the EIR only include the area within the east boundary of Village Six that pertains to SR-125.
- D-13 The borrow/storage sites near the interchanges at Olympic Parkway and Birch Road slightly encroach within the future SR-125 right-of-way. However, the proposed borrow/storage sites will only be used on a temporary basis.

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Mr. Scott Morgan November 9, 2001 Page 3

Landscaping

The DEIR identifies on Figure 5.2-2 a special SR-125 Landscape Zone, but the
document does not discuss what this is. The City of Chula Vista needs to coordinate
with Caltrans/CTV on this, given that this special zone is at the widened interchange
with Birch Road.

Permits

Any work performed within Department right of way will require an encroachment permit. For those portions of the project within Department right of way, the permit application must be stated in both English and Metric units (English first, with Metric in parentheses). Information regarding encroachment permits may be obtained by contacting our Permits Office at (619) 688-6158. Early coordination with our agency is strongly advised for all encroachment permits.

Thank you for the opportunity to comment on the Draft EIR. We look forward to further coordination and joint planning with the City of Chula Vista as the SR-125 South project proceeds through final design and as Otay Ranch continues to be developed and planned. Our contact person for SR-125 South is Laurie Berman, Project Manager, at (619) 688-3631.

Sincerely,

PR-10

BILL FIGGE, Chief

Development Review and Public Transportation Branch

** TOTAL PRICE, 84 **

- D-14 Comment noted. The Special SR-125 Landscape Zone is discussed in the Village Six SPA Plan. This zone acts as buffer zone between the freeway and residential homes. The landscape design for this area follows the criteria stipulated in the State Route 125 Design Guidelines and the SPA plan lists the trees, shrubs, and groundcover that is allowed for this area.
- D-15 Comment noted.



THE CITY OF SAN DIEGO

RECEIVED NOV 1 3 2001

November 8, 2001

Ms. Marisa Lundstedt Environmental Projects Manager City of Chula Vista Planning Department 276 Fourth Avenue Chula Vista, CA 91910

Dear Ms. Lundstedt:

Subject:

Public Notice of the Availability of the Draft Environmental Impact Report for the Otay Ranch GDP Amendments/Village 11 Sectional Planning Area Plan in the City of Chula Vista

We have completed our review of the subject Draft Environmental Impact Report (EIR) dated September 28, 2001. The project involves the consideration of a Sectional Planning Area Plan and Conceptual Tentative Maps for a 386.4-acre mixed-use project. The project is designed in accordance with a village concept that includes residential, commercial, recreational and educational uses in a transit-oriented development.

The project is bordered on the north by Olympic Parkway and the proposed alignment of State Route 125 borders the project site on the east. The future alignments of La Media Road and Birch Road border the site on the west and south, respectively.

- E-1 The proposed project lies within the watershed of the City of San Diego's Lower Otay Reservoir.
- Our review of the current Draft EIR and reviews of past projects assures the Water Department that Best Management Practices have been addressed and will be implemented.

If you have any questions or require further information, please call me at (619) 533-5150.

Shahin Moshref, P.E. Senior Civil Engineer

> Kelly Broughton, Deputy Director, Development Services Marsi Steirer, Deputy Director, Water Department Chris Gascon, Associate Civil Engineer, Development Services

01-162-22-05



Land Development Review Division • Planning and Development Review
100 B Street, Sains 800, MS 9084 • See Begg, (8 97) 01-4507



- The project does not lie within the watershed of the City of San Diego's Lower Otay Reservoir.
- E-2 Comment noted.



County of San Diego

DEPARTMENT OF PUBLIC WORKS

5666 OVERLAND AVE, BAN DIEGO, CALIFORNIA 92123-1296

COUNTY ENGINEER
COUNTY AURPORTS
COUNTY ROAD COMMISSIONER
TRAMBIT SERVICES
COUNTY SURVEYOR
FLOOD CONTROL
WARTEWATER MANAGEMENT

November 7, 2001

JOHN L. BNYDER (186) 684-2233 FAX: (188) 388-5481

> Marisa Lundstedt Environmental Project Manager City of Chula Vista 276 Fourth Avenue Chula Vista, California 91910

Dear Ms. Lundstedt:

OTAY RANCH GDP AMENDMENTS/VILLAGE SIX - DRAFT ENVIRONMENTAL IMPACT REPORT

County staff has reviewed the following documents related to the Otay Ranch GDP Amendments/Village Six Section Planning Area Plan:

- Draft Environmental Impact Report (DEIR) prepared by RECON dated September 2001
- Traffic study prepared by Linscott, Law, and Greenspan dated September 20, 2001

The following are our comments:

TRAFFIC/CIRCULATION

- F-1 1. The DEIR and the traffic study should explain what land use and roadway network assumptions were made for the area within the County's jurisdiction for all project scenarios. Specially, both documents should explain the differences between 2020 and buildout scenarios. The DEIR and the traffic study should clarify whether the bulidout scenario assumes full development of the adopted General Plan and Circulation Element within the County's East Otay Mesa Specific Plan area.
- F-2 2. Page 161 states that the near-term cumulative analysis includes all proposed projects in eastern Chula Vista. The City should coordinate with the County's Department of Planning and Land Use in order to verify that all proposed projects

- F-1 The SANDAG Series 9 Traffic Model was used as the basis for all future year traffic models. The land use assumptions for County property are based on the applicable General Plans. Appendix E of the traffic study contains the land use assumptions for all study years, including 2020 and buildout. The buildout scenario does include full development of the adopted County's East Otay Mesa Specific Plan area.
- F-2 Year 2005 served as the near-term cumulative analysis scenario. The Year 2005 Model assumed additional development of the San Miguel Ranch project and also assumed additional growth within the city of Chula Vista and the county of San Diego. The near-term cumulative scenario was fully addressed. Also see comment F-1.

within both the unincorporated area and the Otay Ranch study area are included in the near-term cumulative analysis. In addition, the DEIR and traffic study should confirm the inclusion of the proposed San Miguel Ranch development in the near-term cumulative analysis.

- F-3 3. The City of Chula Vista should coordinate the development of the Otay Ranch project with the County's Department of Planning and Land Use (DPLU). The County's Planning Department has initiated a project to revise the East Otay Mesa Specific Plan. The DPLU Project Manager for the revised Specific Plan project is Stella Caldwell (858-495-5375).
- F-4 4. The traffic study (Pg. 47) should elaborate on the explanation of the 30% internal capture factor that was applied to the project's trip generation totals. The 30% factor exceeds the recommended trip reductions factors used by the City of San Diego for mixed-use developments. The City of San Diego's trip reduction factors are no greater than a 10% reduction.
- F-5 The scope of the Year 2005 without the SR-125 freeway analyses should be expanded to include an assessment of the project's impacts to roads within the Bonita/Sweetwater area. Without SR-125, project-related trips are more likely to use Otay Lakes Road/La Media Road, Corral Canyon Road/Rutgers Road, and Eastlake Parkway/Proctor Valley Road to travel to/from areas north of the project site. The DEIR and traffic study should evaluate potential impacts to roads in the Bonita /Sweetwater area such as Bonita Road, Central Avenue, and Sweetwater Road.
- F-6 The traffic study states (Pg. 58) that two Select Zone assignments were prepared. Select Zone assignments were performed with and without SR-125. The traffic study should clarify whether both Select Zone assignments were based on the Year 2005 scenario. If the Year 2005 scenario was the basis for the project's trip distribution assumptions, the traffic study should explanation how the long-range trip distribution assumptions were derived.
- F-7 7. The DEIR and traffic study based the trip generation estimate for the proposed elementary school on the school site's total acreage (10 acres). If available, the DEIR and traffic study should identify the number of students that are expected to be enrolled at the elementary school. A comparison of the elementary school's trip generation estimate should be performed based on the school's acreage and the number of students. The more conservative of the two school trip generation estimates should be used in the DEIR and traffic study.

FLOOD CONTROL

F.8 1. The original EIR for Otay Ranch Indicated severe impacts to drainage volumes and flooding from unknown, undefined planning land uses. It was finally agreed to allow the preparation of a detailed Flood Control Master Plan to be delayed

- F-3 The City of Chula Vista, through SANDAG, has provided Otay Ranch land use assumptions to the County and will continue to coordinate with the County in the development of the Otay Ranch, particularly regarding the east Otay Mesa land uses.
- F-4 The 30 percent residential internal capture was based on the large amount of non-residential uses located within the Village including an elementary school, parks, commercial uses, a high school and other community uses. Table 10 of the traffic study shows that the non-residential users within the village are calculated to generate 14,330 ADT, almost 80 percent of the residential user generation. Since the non-residential users are principally intended to serve the residential users within the village, the 30 percent internal capture is considered to be appropriate and conservative. Additionally, the interval capture is consistent with the project's select zone analysis.
- F-5 The project site is located over four miles from Bonita Road, Central Avenue, and Sweetwater Road and does not add a large enough amount of traffic to these locations (50 peak hour trips) to warrant analysis based on the project volumes shown on Figure 21 of the traffic study.
- F-6 Page 56 of the traffic study also states that the distribution was altered for future year scenarios to account for an additional roadway network that will be constructed. The long-range distribution was estimated using a Year 2005 (with SR-125) Select Zone Assignment as a basis and modifying it as appropriate for the Year 2010, 2015, 2020, and buildout scenarios to account for the planned additional roadway network.
- F-7 The number of students at the elementary school was not known at the time the traffic study was completed. At this time, 750 students are planned. This number corresponds to 900 ADT, 300 more ADT than was assumed in the traffic study. The 300 additional ADT would mean an increase in project ADT of less than one percent. Therefore, no additional traffic impacts would be calculated if students were used as the independent trip generation variable, as opposed to acreage.
- F-8 The Tentative Map for Village Eleven was approved. The plan included in the EIR is not a detailed plan for Village Eleven as indicated in the comment, but for Village Six.

-3-

November 7, 2001

until such time as each Village was to be planned or the first TM within an area was filled (whichever came first). This is a detailed plan for Village 11. It is now time to prepare, provide, and obtain Flood Control approval of a Flood Control Master Plan for the entire drainage basin that Village 11 is in.

2. The "Drainage Plan" on figure 5.9-1 is not approved and is not appropriate to be F-9 in this General Plan Document. All proposed drainage facilities should reference the Flood Control approved "Master Drainage Plan" of the drainage basin that contains Village 11.

If you have any questions regarding Flood Control issues, please call Kent Burnham at (858) 874-4084.

We appreciate the opportunity to be able to review and comment on the proposed plan Please call me at (858) 694-3728, if you have any questions regarding our comments.

Very truly yours,

Bol Donly

BOB GORALKA Land Development Project Manager

Barry Beech (DPW); Kent Burnham (DPW); Doug Isbell (DPW); Stella Caldwell (DPLU)

M\LTR\Otay Ranch EIR

Responses to Public Comments

F-9 Village Six is not in the drainage basin that contains Village Eleven.



... Dedicated to Community Service

2554 SWEETWATER SPRINGS BOULEVARD, SPRING VALLEY, CAUFORNIA 91978-2016. TELEPHONE: 670-2222, AREA CODE 610



October 18, 2001

W.O. 8644

Ms. Marisa Lundstedt, Environmental Projects Manager Planning and Building Department City of Chula Vista 276 Fourth Avenue Chula Vista, CA 91910

Subject: Draft Second Tier Environmental Impact Report for Otay Ranch Village Six Sectional Planning Area (SPA) Plan, Second Tier EIR #98-01 SCH #2001041033 & SPA Plan for Village Six, Otay Ranch

Dear Ms. Lundstedt:

The Otay Water District (OWD) appreciates the opportunity to review and comment on the subject Environmental Impact Report (EIR) and SPA Plan for Village Six. The District has reviewed the EIR and SPA Plan and has the following comments:

Potable Water - Existing Conditions The information stated in the subject EIR is not current. The SAMP for Otay Ranch Village Six has been approved by OWD resulting in conflicting information in the EIR and SPA Plan. Please have the author revise the EIR and the SPA Plan to correspond with the content within the Village Six SAMP.

Please call me at (619) 670-2297 if you need any information with regard to water facilities or service.

Sincerely.

hela

Leave Christine Craven

Engineering Technician

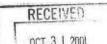
cc: Ron Ripperger David Charles Jim Peasley

P://WORKING/W08844/Otay Ranch Village 6 Draft Second Tier EIR & SPA Plan.doc

Responses to Public Comments

G-1 The Final EIR has been revised to reflect the approved SAMP for Otay Ranch Village Six.





San Diego County Archaeological Society

Environmental Review Committee

28 October 2001

To:

Ms. Marisa Lundstedt

Environmental Projects Manager Planning and Building Department

City of Chula Vista 276 Fourth Avenue

Chula Vista, California 91910

Subject:

Draft Environmental Impact Report

Otay Ranch Village Six Sectional Planning Area (SPA) Plan

And Conceptual Tentative Map

Dear Ms. Lundstedt:

I have reviewed the subject DEIR on behalf of this committee of the San Diego County Archaeological Society.

Based on the information contained in the DEIR and its Appendix C, we have the following comments:

While mitigation measure 5.4-1 would apply equally to prehistoric and historic sites, measure 5.4-2 employs wording which is more appropriate to the former. We suggest simply changing the word "midden" to "significant".

To the specified mitigation measures should be added a requirement for curation H-2 at an appropriate institution of any collections (including associated records) resulting from the present work.

SDCAS appreciates being included in the environmental review process for this project.

Sincerely,

James W. Royle, Jr., Chairperson

Environmental Review Committee

RECON

SDCAS President

File

P.O. Box 81106 ... San Diego, CA 92138-1106 ... (619) 538-0935

- The Final EIR in Chapter 5.4.5 regarding mitigation measure 5.4-2 has been revised.
- H-2 The Final EIR in Chapter 5.4.5 regarding mitigation measure 5.4-3 has been revised to include a requirement for curation of any significant materials found.

PR-17

November 12, 2001

To: Marisa Lundstedt

City of Chula Vista Environmental Projects Manager 276 Fourth Avenue, Chula Vista, CA 91910

From: Sweetwater Valley Civic Association

Subject: Otay Ranch Village Six Sectional Planning Area

Subject SPA is deemed inadequate and requires further review for the following reasons:

- I-1 1. The analyses presented are superficial and considered inadequate to justify continuing with the project.
- I-2 2. Subject project will impose additional costs and hardship to the Chula Vista community and the region.
- I-3 3. The cumulative impacts of subject project have been minimized like all previous project developments approved by the city of Chula Vista. Somehow as if by magic, it all arrived at the same conclusion that the effects are insignificant or justifiable.

Costs to the population of the region continue to escalate. The future of the region is being placed at risk by continued sprawl developments. Some such costs and risk are as follows:

- I-4 A. A bill signed into California law in October 2001 stipulates that all developments of 500 homes or more must be prohibited by local officials unless there is proof of adequate water over at least the next 20 years, including long periods of draught. This law must be applied to this development of 3000 homes for this project. Water usage from this development will come off the backs of existing homes' usage. The law must be expanded to perpetuity, since these homes will not go away after 20 years. Chula Vista must identify new sources over what currently exists, for this development. (Section 5.13).
- I-5 B. Water quality studies will not pass the test of logic, where impervious surfaces and increased run-off would somehow be of insignificant impact to water quality. (Section 5.9)
- I-6 C. The traffic circulation of the region will further deteriorate under already chaotic conditions. The SPA mentions critical arteries under Level of Service (LOS) E and F. Those listed, as LOS D and E are truly F. How can these conditions withstand another estimated 32,780 ADT generated by subject development? What justifies Chula Vista's continued adding to the costs of the region's residents and businesses for the loss of productivity caused by the chaotic traffic jams? (Section 5.10)
- I-7 D. The significant irreversible environmental damage excluded details and its true extent, thus keeping the reviewing public from understanding such significance. (Section 8.0)

Similar remarks as above are applicable to all sections of subject SPA. It is for this reason that the Sweetwater Valley Civic Association opposes approval of subject SPA pending further review and realistic application of current laws and guidelines for such development.

Yours truly

R. A. Amzon, Bard Member Sweetwater Valley Civic Association

5732 Sweetwater Rd., Bonita, CA 91902

Distribution List:

- I-1 Commenter's opinion is noted. The EIR has been prepared in accordance with the guidelines and significance criteria established by the City of Chula Vista and State CEQA guidelines.
- I-2 Commenter's opinion is noted. A PFFP has been prepared for the Village Six project to address financing mechanisms.
- 1-3 Commenter's opinion is noted. See response I-1.
- 1-4 As noted in the EIR, the water for the project is supplied by the Otay Water District. The SAMP for the project has been approved by the District. This report demonstrates the availability of water for the project.
- I-5 The comment does not indicate the basis for the claim of inadequacy. The Regional Water Quality Control Board has reviewed the EIR and hydrology and water quality analyses that have been completed for the project and their comments have been addressed in this Final EIR (see letter "B"). These studies demonstrate the adequacy of assessment of impacts and mitigation provided in the EIR.
- I-6 A traffic analysis was performed for the project area. The report identified traffic impacts and specified mitigation measures to reduce these impacts in accordance with the guidelines and significance criteria established by the City of Chula Vista. Substantial evidence in the record demonstrates that detailed mitigation measures will be effective and meet City standards.
- I-7 Commenter's opinion is noted. The analysis provided in the EIR is based on several technical studies, which are included as appendices to the document.



November 12, 2001

THE OTA SERVICE EANY

Ms. Marisa Lundstedt Environmental Projects Manager CITY OF CHULA VISTA 276 Fourth Avenue Chula Vista, CA 91913

RE: Otay Ranch Village Six SPA Plan Draft EIR Comments

Dear Marisa:

The Otay Ranch Company has reviewed the Otay Ranch Village Six SPA Plan Draft EIR and offers the following comments:

	Page Reference	Comment
J-1	Page 6, Table 1-2	Consistent with the Phase 2 RMP, revise Mitigation Measure 5.3- 3: Preserve at a ratio of 1.188 acres for each acre of development area or pay a fee in lieu.
J-2	Page 11, Table 1-2	Mitigation Measure 5.7-1 n) — We can only control our property how can this measure be implemented with adjacent properties (i.e. Village 7 and Planning area 12)?
J-3	Page 13, Table 1-2	Mitigation Measure 5.10-7 removes the Council's discretion to stop or not stop the issuance of building permits based on the timing of SR-125. This is not appropriate. Basing a mitigation measure on an estimated 9,429-unit threshold is also not appropriate. The threshold should be failure of streets — mitigation should reference GMOC monitoring rather than an estimated unit threshold.
J-4	Page 14, Table 1-2	Mitigation Measure 5.10-10 - Revise language: Prior to approval of the first final map which triggers
		Development of the church property should trigger the requirement to secure and construct the Birch Road and CPF-3 access. Therefore, the church developer would be required to meet this mitigation requirement.
J-5	Page 15, Table 1-2	Mitigation Measure 5.10-11 - Revise language:traffic study if the project has the potential for resulting in <u>unanticipated adverse</u>

SSO W. ASH STREET, SHITE TOO, SAN DIEGO, CA 92/81 PH. (619) 234-4056 FX (619) 234-4086 S.MAIL: Info@otay/anch.com

- 1-1 The Final EIR in Table 1-2 and Chapter 5.3.5 regarding mitigation measure 5.3-3 has been revised to include the option of paying a fee in lieu.
- J-2 Comment noted. The preparation of an agricultural plan is a requirement of the Otay Ranch GDP and contemplates the need to provide adequate buffering between agricultural operations and nearby development.
- J-3 The City's discretion in evaluating this is included in the mitigation measure (Mitigation Measure 5.10-7). No changes to this mitigation measure are necessary.
- -4 The Final EIR in Table 1-2 and Chapter 5.10 regarding mitigation measure 5.10-10 has been revised.
- -5 The Final EIR in Table 1.2 and Chapter 5.10 regarding mitigation measure 5.10-11 has been revised. The language was revised to include the word "unanticipated."

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November 12, 2001 Page 2

		Page Reference	Comment circulation impact. All known project related impacts have been evaluated in this EIR.
	J-6	Page 16, Table 1-2	Revise Mitigation Measure 5.10-12: Prior to approval of an offsite toadway improvement project
		Page 16, Table 1-2	
		Page 16, Table 1-2	Revise Mitigation Measure 5.10-14: Prior to the approval of the design plans for an offsite roadway improvement,
	J-7	Page 17, Table 1-2	Revise Mitigation Measure 5.11-1 i) Use electricity from power poles instead of temporary generators during building, if available
1	J-8	Page 18, Table 1-2	Revise Mitigation Measure 5.12-2 — The applicant shall grant to the City in fee title, the open space lots located outside of private lots along that portion of the project adjacent to SR-125 for future construction of required noise mitigation barriers. The applicant shall eenstruct the n-Noise barriers adjacent to SR-125 as shown on Figure 5.12-1 shall be constructed in accordance with the City of Chula Vista Toll Road Agreement with San Diego Expressway Limited Partnership and Agreement Affecting Real Property prior to the iscurance of the first building permit within the adjacent neighborhood or the opening of SR-125 whichever occurs earlier. Noise barrier design and construction adjacent to SR-125 shall be coordinated with the City of Chula Vista, Cultrans, and California Transportation Ventures (CTV).
			Wells adjacent to Olympic Parkway, La Media Road, and Birch Road shall be constructed prior to the insurance of the first building permit within the adjacent neighborhood.
	J-9	Page 19, Table 1-2	Revise Mitigation Measure 5.12.4 – If balconies are proposed for the multi-family uses adjacent to SR-125 and if these balconies are used to satisfy the private useable open space requirement, prior to approval of building plans
			Note: if the balconies are not used to meet the private open space requirement, there is no requirement to meet the 65dB(A) CNEL exterior noise standard.
	J-10	Page 19, Table 1-2	Revise Mitigation Measure 5.13.1-1: The final Subarea Water Master Plan shall be approved submitted to OWD prior
			Note: OWD typically does not approve SAMPs prior to TM approval.
	J-11	Page 21, Table 1-2	Revise Mitigation Measure 5.13.3: Prior to recording final maps, The City Engineer shall

J-6	The Final EIR in Table 1.2 and Chapter 5.10 regarding mitigation measures 5.10-12, 13, and 14 have been revised to include the word off-site.
1-7	The Final EIR in Table 1.2 and Chapter 5.1 regarding mitigation measure 5.11-1 has been revised.
J-8	The noise mitigation has been revised to clarify the construction and timing of sound barriers.
1-9	The suggested criterion is not consistent with policies of the City of Chula Vista.
J-1	The SAMP has been approved and the EIR has been revised to reflect this change.
J-1	This mitigation measure is triggered by the recording of Final maps and the requested change is not needed.

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November 12, 2001 Page 3

	Page Reference	Comment
J-12		two capital improvement projects, to be funded by development impact fees in accordance with ordinance 2716,
J-13	Page 24, Table 1-2	Revise Mitigation Measure 5.13.7-1: The applicant shall be required to pay all required school mitigation fees or form a community facility district acceptable to the school district(s).
J-14	Page 43	1st paragraph – we were under the impression that the EIR does provide the environmental review for approval of the tentative maps for Village 6. Since the City required submittal of TMs to analyze lotting and grading, why wouldn't the EIR cover that level of detail?
J-15		2nd paragraph—CUOSs should be excluded from the CUP and DRC review requirements—clarify language.
J-16	Page 43, 3.3.3	Revise language - Multi-family dwelling units would be either three or two to four stories tall in the village core
J-17	Page 45	Top of page — Multi-family neighborhoods are planned to separate the village core commercial and civic uses from SR-125. Delete — this statement is not true since there is a single family neighborhood (R-6) separating the village core from SR-125.
J-18	Page 45, Section 3.3.4	Revise language — The proposed project meets these a portion of this requirements with a 7.6-gross-acre (7.0 net acres) neighborhood park proposed adjacent to the elementary school site, within the village core. The balance of this local park objugation will be met off-site in a future community park site.
		which results in a conveyance requirement of 395.28 acres of the regional Otay Ranch preserve.
J-19	Page 46, 3.3.5	Revise language - There is a proposed elementary school centrally located to within proposed
J-20	Page 46, 3.3.6	Revise language - The church on CPF-2 would include
J-21	Page 46	2 nd paragraph – These common useable open spaces could would receive CPF if certain maintenance and design criteria are met.
J-22	Page 46	Last paragraph - Consistent with the GDP, the village core has a designated trolley light rail station
J-23	Page 47, Figure 3-7	Modify exhibit – delete core promenade designation at the CPF-1x site adjacent to neighborhoods R-5 and R-9a (this is a residential street)
J-24	Page 48	1 st paragraph - The first 500 feet of streets J and R would be designated as Secondary Village Entry Streets.

- J-12 The requested modification is not necessary. The funding will be in accordance with the policies and procedures of the City of Chula Vista.
- J-13 The Final EIR in Table 1.2 and Chapter 5.13 regarding mitigation measure 5.13.7-1 has been revised.
- J-14 As noted in the EIR, the tentative maps for the project will require environmental review.
- J-15 The CUOS's may be subject to design review, CUP or other city approvals.
- J-16 The Final EIR in Chapter 3.3.3 regarding the height of the multi-family dwelling units has been revised.
- J-17 The Final EIR in Chapter 3.3.3 regarding the multi-family neighborhood separating the village core with SR-125 has been deleted.
- J-18 The Final EIR in Chapter 3.3.4 parkland requirements has been revised.
- J-19 The Final EIR in Chapter 3.3.5 has been revised.
- J-20 The Final EIR in Chapter 3.3.6 has been revised.
- J-21 Comment noted. The Final EfR was not revised because the comment does not pertain to an EIR issue.
- J-22 The Final EIR in Chapter 3.3.7 regarding transit has been revised.
- J-23 The exhibit (Figure 3 of the Final EIR) has been modified to delete the core promenade designation on the residential street.
- J-24 The Final EIR in Chapter 3.3.7 regarding Streets J and R has been revised.

November 12, 2001 Page 4

	Page Reference	Comment
J-25	Page 48	2 nd paragraph would be provided at the intersection of Olympic Parkway and East Palomar Road Street.
J-26	Page 48, 3.3.8	Revise languageas open space in an average 75-foot buffer around the perimeter of the villege along prime arterials (La Media Road and Olympic Parkway).
J-27	Page 48, 3.3.8	2 nd paragraph – this paragraph is very confusing. There should be references to the pedestrian bridges between Villages 6 and 5 and 6 and 2. Also, the village pathway is 10° in some sections and 15° along E. Palomar Street.
J-28	Page 50, 3.3.10	1st paragraph - Approximately 7.2 million cubic yards of earthwork is proposed in two or more separate operations
J-29		2 nd paragraph - Grading design is based upon meeting elevations established within the SR 125 right of waycoordinated to work with the preliminary profiles for SR-125 provided by California Transportation Ventures. Final grading design would be determined during the grading permit process.
J-30		5th paragraphdisposal area for excess soil resulting from the construction of erea roads Olympic Parkway, Phase 4.
J-31	Page 52, Figure 39	Note 3. The land swap is complete - delete note.
J-32	Page 52	2 nd paragraph – The issue regarding which properties will be irrigated with recycled water has not been resolved – this issue is really a TM issue.
J-33	Page 52	S th paragraphthen connect with flows traveling through <u>East</u> <u>Palomar Street</u> , Birch Road and La Media to the <u>Poggi Canyon</u> <u>Interceptor</u> .
J-34	Page 53, 3.5	Wasn't the reclassification for Birch Road done with the GDP 2001 GPA/GDP Amendment? There are multiple references throughout the EIR.
J-35	Page 66, 5.1.3	3rd paragraph multi-family housing (medium-high density of up to 48.0 28.8 dwelling units per acre.
J-36	Page 67, Table 5.1-	Birch Rd. amendment already done.
J-37	Page 69	1" paragraph - Open space slopes will have to comply withLandscape Master Plan. What document is this? The Landscape Master Plan will be complete after SPA approval - is this actually a reference to the City Landscape Manual?
J-38	Page 69	3 rd paragraph – The planned open space around the perimeter of the project area along the prime arterials would provide an average

- J-25 The Final EIR in Chapter 3.3.7 regarding East Palomar Street has been revised,
- The 75-foot open space buffer requirement applies to the four roads that border Village Six. The reference to arterials is generic and the buffer must extend around the perimeter of the SPA Plan area.
- The overpass between Village Five and Village Two are both noted in the EIR. There are different pathway widths for different areas of the project site as discussed in the document.
- J-28 The Final EIR in Chapter 3.3.10 regarding the cubic yards of earthwork has been revised.
- The Final EIR in Chapter 3.3.10 has been revised.
- The Final EIR in Chapter 3.3.10 regarding the disposal area for excess soil has been revised.
- The exhibit (Figure 3-9 of the Final EIR) has been modified to delete Note 3.
- J-32 The discussion in the Final EIR in Chapter 3.3.11 regarding the use of recycled water has been modified.
- J-33 The Final EIR in Chapter 3.3.11 regarding project sewage flows has been revised.
- The EIR indicates that if Birch Road has been reclassified before the EIR has been finalized it does not need to be reclassified as part of the Village Six project. Birch Road was reclassified as part of the Village Eleven project and therefore, does not need to be reclassified as part of this project.
- According to the adopted GDP (page 68), the land use designation for multi-family housing of medium-high density is 18 dwelling units per acre.
- J-36 See Response J-34.
- The Final EIR in Chapter 5.1.3 has been revised to include the Olympic Parkway Landscape Master Plan.
- See Response J-26.

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November 12, 2001 Page 5

	Page Reference	Comment buffer of 75 feet
J-39	Page 70	4th paragraph - the Birch Rd GPA is already done.
J-40	Page 71	1 st paragraph – In the village core, residential density averages of 13.4 18.8 dwelling units per acre
J-41	Page 71	3rd paragraph - add to end of paragraph - However, if the private high school site develops as residential, all units authorized by the GDP would be utilized.
J-42		4th paragraph – The reference to easements along the perimeter should be clarified to reflect the fact that the developer will grant to the City, in fee title, open space lots along the perimeter of the project.
J-43	Page 72	1st paragraph the eastern boundary of the Village 6 SPA Plan, will be established at the tentative map stage - this has already been done for the SPA.
J-44		4th paragraph - the GDP amendment for Birch Rd. is already done
	Page 73	1st paragraph - the GDP amendment for Birch Rd. is already done.
J-45		2 nd paragraph – this language indicates that private recreation facilities will require a CUP and DRC review –This should not apply to CUOSs
J-46	Page 74	2 nd paragraph – open space lots will be dedicated to this City – not easements.
		3 rd paragraph - Streets J & R and secondary village entry streets for the first 500°
		4th paragraph with a combination of masonry sound walls and earthen mounding berms.
J-47	Page 91, Figure 5.2- 2	Add SR-125 Community Entry at Birch Rd & SR-125 to exhibit. Revise legend - Secondary Village Entry Street
J-48	Page 108	See Attachment "A"
J-49	Page 143, 5.9.3	2 nd paragrapha 60-inch storm drain in Olympic Parkway, a 36-42 96-inch storm drain within proposed La Media Road, and a 6096-inch storm drain
		3rd paragraph (insert after 1st sentence) - CALTRANS may opt to continue the open channel rather than pipe the flows.
J-50		Last sentence – This storm drain will run west under in the 96-inch pipe in Birch Road and discharge into an unnamed canyon that is a tributary to Poggi Canyon via the 96-inch pipe in La Media Rd.

- J-39 See Response J-34.
- J-40 The Final EIR has been revised to include a range of 13.4 to 18.8 dwelling units per acre depending on how the village core boundaries are determined.
- J-41 The Final EIR in Chapter 5.1.3 regarding the GDP if the high school site is developed as residential has been revised.
- J-42 Comment noted. However, this is not an EIR issue.
- J-43 Comment noted.
- J-44 See Response J-34,
- J-45 See Response J-15.
- J-46 The Final EIR in Chapter 5.1.3 regarding the Conceptual Tentative Maps text has been revised.
- J-47 The exhibit (Figure 5.2-2) has been revised.
- J-48 Comment noted. The third paragraph on page 108 of the EIR has been provided for informational purposes only and is intended to serve as a general summary of the RMP. The City also acknowledges that since the adoption of the RMP, there have been several discussions with the U.S. Fish and Wildlife Service and the California Department of Fish and Game with respect to amending the RMP coastal sage scrub (CSS) restoration requirement. Although it was agreed that the CSS revegetation requirement could be eliminated as proposed by the Baldwin Agreement, the RMP has not been formally amended to recognize these discussions; therefore, the EIR discussion has not been changed.
 - Mitigation Measure 5.3-3 has been revised to clarify that that conveyance obligation can be satisfied through the payment of a fee in lieu of actual conveyance.
- J-49 The Final EIR in Chapter 5.9.3 regarding the hydrology/surface water impacts has been revised.
- J-50 See response number B-4 regarding the unnamed channel.

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November 12, 2001 Page 6

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	Page Reference	Comment
J-51	Page 170	Top of page - It was determined estimated that 9,429 dwelling units
		1 st paragraph – Based on the phasing assumed in Appendix H of the traffic technical study, City standards will may be exceeded
J-52	Page 205, Figure 5.12-1	Modify legend to indicate the maximum height wall height will not exceed 8 ½ feet. Anything over 8 ½ feet will include a landscaped berm for noise attenuation.
J-53	Page 207	3 rd paragraph – delete reference to Villages Seven and Planning Area 12.
J-54	Page 213, Figure 5.13-2	Delete water line within neighborhood R-7a since it is a 6" line.
J-55	Page 217	Mitigation Measure 5.13.1-2 - Prior to the approval of the first tentative final "B" map
		Mitigation Measure 5.13.1-3 - Prior to the approval of the first tentative final "B" map
	Page 224, Figure 5.13-4	Add sewer connection from Street I, adjacent to neighborhood R- 2A to La Media Rd. (consistent with SPA document.)
J-56	Page 233	3 rd paragraphBy 2002, <u>phase one of</u> a new high school would be built
J-57	Page 253	1st paragraph - Elementary, junior middle, and high school
J-58		3 rd paragraph - The PFFP does not analyze or discuss the financing or provision of regional parks. Delete reference.

Thank you for the opportunity to review and comment on the Village Six SPA Plan EIR. Please feel free to contact me if you have any questions.

Sincerely,

THE OTAY RANCH COMPANY

Ranie L. Hunter Vice President

Attachment

1-51	The Final EIR in Chapter 5.10.3 regarding the near-term traffic impacts has been revised.	
J-52	The exhibit (Figure 5.12-1 of the Final EIR) has been modified.	
J-53	Volume I of the approved SAMP applies to Village Six, Village Seven, and Planning Area 12.	
J-54	The exhibit (Figure 5.13-2 of the Final EIR) has been modified.	
J-55	The requirement that ties mitigation to the first Tentative Map has not been changed.	

- J-56 The Final EIR in Chapter 5.13.7 regarding the construction of the high school has been revised.
- J-57 The Final EIR in Chapter 6.1.11 regarding the schools has been revised.
- J-58 The Final EIR in Chapter 6.1.11 has been revised to delete the reference about the PFFP analyzing the financing or provision of regional parks.

Attachment A

Village 6 EIR Comment

Page 108, 3rd Paragraph: This paragraph references the Otay Ranch Resource Management Plan's (RMP) provisions regarding restoration of coastal sage scrub (CSS) and maritime succulent scrub (MSS). The Village Six land plan neither contains nor impacts these habitats so the paragraph is unnecessary and should be deleted. If the discussion is retained it should be, at a minimum, clarified as discussed below.

The United States Fish and Wildlife Service and the California Department of Fish and Game agreed that the RMP provision concerning restoration of CSS could be eliminated from the RMP and the MSCP Subarea Plan as part of the Baldwin MSCP agreement adjusting the development bubbles throughout the Otay Ranch Plan to achieve a development footprint more to the liking of the resource agencies. The elimination of the CSS restoration requirement was further justified by the emerging belief that CSS tends to restore itself over time without affirmative restoration efforts. The Otay Ranch Company processed, and the City and the County enacted, GDP amendments implementing the land plan adjustment contained in the Baldwin agreement. The Otay Ranch Company also applied to eliminate the CSS restoration requirement as part of the SPA One plan. The proposal was thoroughly analyzed in the SPA One EIR, and recommended for approval by the Chula Vista Planning Commission. The proposal was not acted on by the City Council because the City Attorney was concerned that Council action might interfere with ongoing discussion with the agencies over the Chula Vista Subarea plan. Subsequently, the proposal was deferred to the City MSCP Subarea plan effort. The Otay Ranch Company is concerned that an incomplete and inaccurate reference to the CSS restoration provisions might inadvertently resurrect a proposal that all parties agreed should have been eliminated several years ago. This concern is particularly troublesome since the City and the County have both already eliminated the development bubbles that were part of the Baldwin MSCP agreement and in exchange for

Page 1

which the property owner should have received relief from the CSS restoration provisions.

The discussion concerning MSS restoration provisions presents a similar incomplete statement. Both the RMP and the pending MSCP Subarea Plan require 1:1 restoration. The Baldwin Agreement did not alter this requirement. The SPA One Plan impacted MSS. However, because the City has yet to enact the Subarea Plan, the Otay Ranch Company was compelled to secure a 4d permit for the MSS take. A condition of the 4d permit was 2:1 restoration and preservation. This experience is noted to demonstrate that it is important to accurately reflect the relationship between the Baldwin Agreement, RMP and MSCP, especially since the EIR further states that the Chula Vista Subarea Plan "relies on the preserve design and policies contained in the Otay Ranch RMP" (Page 109). As discussed above regarding the CSS restoration issue, this simple statement is not entirely correct.

Page 113: Mitigation Measure 5.3.3. This measure requires the conveyance of land at the rate of 1.188 acre for each acre of development. The Phase 2 RMP provides that land may be conveyed in fee or through the use of an easement (Phase 2 RMP, Page 64). The RMP also provides that conveyance obligation can be satisfied through the payment of a fee in lieu of actual conveyance (Phase 2 RMP, Page 67). The mitigation measure should be clarified to ensure that the flexibility afforded in the RMP is incorporated in the EIR.

Page 2



November 12, 2001

Ms. Marisa Lundstedt Environmental Projects Manager CITY OF CHULA VISTA 276 Fourth Avenue Chula Vista, CA 91910

RE: Otay Ranch Village Six Sectional Planning Area Plan Draft Environmental Impact Report EIR 98-01

Dear Ms. Lundstedt,

Pursuant to your public notice dated September 28, 2001, this letter is our response to the referenced Environmental Impact Report ("EIR").

- K-1 The traffic mitigation measures that call for contribution of a fair-share (i.e. 5.10-2, 5.10-3, 5.10-4, 5.10-5, 5.10-6, 5.10-8 and pages 181-182) should be clarified to match the stated intent that the appropriate development impact fees are paid at time of building permit.
- K-2 Mitigation measure 5.12-2 (Table 1-2 and page 204) should condition the completion of noise barriers prior to certificate of occupancy, rather than issuance of building permit. Until an occupant is present on the property there is no noise impact to mitigate. In addition, the City and the applicant are currently negotiating agreements with California Transportation Ventures that will delineate responsibility for the construction of the noise barrier walls along future SR-125.

If you have any particular questions or require additional information, please contact me directly at 336-3672.

Sincerely,

McMillin Companies, LLC

Robert M. Pletcher Vice-President

McMillin Realty McMillin Mortgage McMillin Land Development McMillin Homes McMillin Commercial ficials/engining/byleckher/organicia/sillinge-feets comments Composite General Composite Composite General Composite Comp

- K-1 The traffic study has already clarified that cumulative impacts may be paid through development impact fees.
- K-2 See Response J-8.

PR-27

1-2

Excerpt of Minutes For Planning Commission Meeting 11/14/01

Public Hearing Opened: 6:12 p.m.

1. Public Hearing:

Close of public review period for the Otay Ranch Village Six Sectional Planning Area Plan Draft, Second Tier Environmental Impact Report (EIR98-01)

L-1 Ray Ymzon, 5732 Sweetwater Road, Bonita, CA 91902 "I represent the Sweetwater Valley Civic Association. I'm here to speak for my Association, which in essence wants to have further review of the SPA. Its our belief that its totally inadequate in that it does not address many of the subjects in debts. For instance, in terms of water services; there is a recent California law enacted in this past month, which says, "...Any development of over 500 homes must have....show proof that there will be water sufficient to provide that development for the next 20 years.", If fact, it should be for eternity since those homes will not evaporate after 20 years.

I don't think this has ever been addressed. All the water usage increase in this region is on the backs of those already living here. Consequently, we are all going to suffer eventually, especially if another drought hits our area. Its already known every time there is a new discovery of how we can get more water, something always comes up and nullifies that new finding. But that's not all, the citizens of Chula Vista are the ones that are suffering a lot every time you put this many homes in any one spot because the jobs that will enable the to pay for the homes they area buying is way up north. There are very few jobs in this general vicinity. Consequently, every morning when I try to drive up north before 6:30 there are already a lot of Chula Vistans coming from the south and I can't get into the road 805.

- L-3 This is one of the very sad facts that we are going into Los Angelesation. Los Angelesation doesn't happen in minutes; it happens slowly, but you in essence keep approving all of this without adequate planning, there is no way out of it.
- L-4 The main philosophy is that we just don't have enough homes for everybody. We just cannot build them fast enough, but we increase the misery of everyone who buys a home and those who are already living here. Is that really a good reasoning? Its not. I think that if by any chance you could allow a way to getting these people to work without getting into cars...there will be something. But then, there are the other reasons like I mentioned before: water, the environment.
- L-5 Hardly any mention was made except maybe less than a page long about the environmental damage to the species that it will occupy. And yet, everyone in this room will drive a car without a gas gauge, without the brake lights that says your brakes are no longer working, or you're almost running empty. And yet, everyone of these species that we are going to destroy are indicators of what is going to protect us that we are not the next one in line for extinction. So those are not being addressed."

Public Hearing Closed: 6:17 p.m.

Responses to Public Comments

L-1 Comment refers to Senate Bill No. 221 (SB 221), which was signed by Governor Gray Davis on October 9, 2001. SB 221 is scheduled to take effect January 1, 2002. The bill prohibits a city or county from approving development agreements, parcel maps, or tentative tract maps for any subdivision with more than 500 residential units unless a sufficient water supply is, or will be, available for the subdivision prior to its completion.

When the legislation takes effect, it will pertain to the approval of tentative maps and not to the adoption of a SPA plan. Since the EIR for Village Six evaluates the SPA Plan and only conceptual tentative maps, this legislation does not apply until the formal submittal of the tentative map. With the subsequent processing of the tentative map, confirmation of water availability from OWD will be required. OWD has already approved the SAMP for Village Six. This SAMP demonstrates the ability of OWD to provide water to the Village Six project. Please also see the response to comment I-4.

- L-2 Traffic impacts to 1-805 were found cumulatively significant and not mitigable in the EIR.
- L-3 Comment noted.
- L-4 This comment does not address the adequacy of the EIR.
- L-5 A biology report for the project was prepared during the SPA planning process. Substantial evidence in the report supports the conclusion that there will be no significant adverse impacts to sensitive or endangered species.

FINAL SECOND TIER ENVIRONMENTAL IMPACT REPORT FOR OTAY RANCH VILLAGE SIX SECTIONAL PLANNING AREA (SPA) PLAN **SECOND TIER EIR 98-01** SCH #2001041033

Prepared for

CITY OF CHULA VISTA PLANNING & BUILDING DEPARTMENT 430 F STREET CHULA VISTA, CA 91910

Prepared by

RECON NUMBER 3541E **DECEMBER 17, 2001**

1927 Fifth Avenue, Suite 200 San Diego, CA 92101-2358 619 / 308-9333 fax 308-9334



TABLE OF CONTENTS

1.0	Executive Summary	1
2.0	Introduction	29
3.0	Project Description	35
4.0	Environmental Setting	56
5.0	Environmental Impact Analysis	59
	5.1 Land Use	61
	5.2 Landform Alteration/Aesthetics	79
	5.3 Biological Resources	102
	5.4 Cultural Resources	116
	5.5 Geology and Soils	121
	5.6 Paleontological Resources	130
	5.7 Agriculture	135
	5.8 Housing and Population	139
	5.9 Water Resources and Water Quality	143
	5.10 Traffic, Circulation, and Access	152
	5.11 Air Quality	190
	5.12 Noise	199
	5.13 Public Services and Utilities	209
	5.14 Hazards/Risk of Upset	243
6.0	Cumulative Impacts	246
7.0	Growth-Inducing Impacts	257
8.0	Significant Irreversible Environmental Changes	258
9.0	Effects Found Not to Be Significant	259
10.0	Alternatives	260
11.0	References	270

12.0	EIR Preparation	273
13.0	Persons and Organizations Contacted	274
FIGUR	ES	
3-1:	Regional Location	36
3-2:	Otay Valley Parcel	37
3-3:	Otay Ranch Parcels	38
3-4:	Site Utilization Plan	
3-5:	Conceptual Tentative Map	43
3-6:	Proposed Church and Private High School Conceptual Site Plan	45
3-7:	Circulation	48
3-8:	Phasing	50
3-9:	Grading Plan	52
5.1-1:	Adopted GDP Land Use Map	
5.2-1:	Slope Map	80
5.2-2:	Landscape Concept	93
5.2-3:	Cross Sections X and Y	90
5.2-4: 5.3-1:	Cross Sections of the Conceptual Plot Plan	
5.5-1:	Biological Resources	122
5.5-2:	Active Faults within 100 km of Project Site	123
5.9-1:	Storm Drainage Plan	
5.10-1:	Proposed Project Volumes at Buildout	153
5.12-1:	Proposed Noise Walls	207
5.13-1:	Pressure Zone Service Areas	211
5.13-2:	Domestic Water Plan	
5.13-3:	Recycled Water Plan	216
5.13-4:	Sewer Plan	226
5.13-5:	Parks and Open Space	240
5.13-6:	Trails Plan	241
6-1:	Major Projects in Vicinity of Village Six SPA	250
10-1:	Reduced Density Alternative	265
TABLE	es s	
1-1:	Environmental Documents Incorporated by Reference	3
1-2:	Summary of Impacts and Mitigation	5
1-3:	Comparison of Project Alternatives	24
2-1:	CEQA-Required EIR Contents	33
3-1:	Village Six Neighborhood Land Use Summary	40
3-2:	Description of Land Use Designations	41
3-3:	Land Uses by Ownership Area	44
3-4:	Circulation Élement Roadways	47
5.1-1:	Consistency with Applicable General and Regional Plans	09
5.2-1:	Steep Slope Allocation by Villages Summary of Village Six Vegetation Communities	94
5.3-1:	Sensitive Plant Species with the Potential to Occur within Village Six	104
5.3-2: 5.3-3:	Sensitive Wildlife Species Observed (or Potentially Occurring)	107

TAI	BLES (cont.)		
5.3-	4: Conveyance Requirement Acreage Tabulation		
5.4-			
5.4-	2: Archaeological Sites Recorded on Village Six		
5.5-			
J.J-	100 Miles of the Site		
5.8-			
5.9-			
5.10			
5.10			
5.10			
5.10			
5.10			
5.10	-6: Significance of Impacts at Village Six Segments		
5.11	-1: SCAQMD Thresholds		
5.11			
5.11			
5.12	-1: Noise and Land Use Compatibility		
5.13	-1: Potable Water Demands		
5.13			
5.13	-3: Recycled Water Demand		
5.13			
5.13	-5: Sewage Generation		
5.13	- 18 1		
6-1:	Cumulative Projects		
10-1			
10-2	: Traffic Projections		
PHO	TOGRAPHS		
5.2-	: View Point Locations 1-4		
5.2-2	View Point Location 1, Looking East to South from Olympic Parkway 82		
5.2-3	: View Point Location 1, Looking East to South Holl Olympic Parkway		
5.2-	: View Point Location 2B, Looking East to South		
5.2-5			
5.2-6	[]		
APP	ENDIXES		
A:	Notice of Preparation and Responses		
B:	Biology Technical Report (RECON)		
C:	Cultural Resource Report (RECON)		
D:	Geology Reports (Geotechnics Incorporated and GEOCON, Inc.)		
E:	Hydrology Reports (P&D Consultants, Inc. and Hunsaker and Associates)		
F:	Traffic Report (Linscott, Law & Greenspan Engineers)		
G:	Air Quality Report (Mooney & Associates)		
H:	Noise Technical Report (RECON)		
I;	Water Reports (John Powell & Associates, Inc./PBS&J and Dexter Wilson Engineering, Inc.)		
J:	ewer Reports (John Powell & Associates, Inc./PBS&J and Dexter Wilson		
	Engineering, Inc.)		

1.0 EXECUTIVE SUMMARY

The purpose of this Second Tier Environmental Impact Report (EIR) is to evaluate the environmental effects of the proposed Village Six Sectional Planning Area (SPA) Plan. The SPA Plan is required to implement the Otay Ranch General Development Plan/Subregional Plan (GDP/SRP) as it pertains to Village Six. The Village Six SPA Plan is a document that refines and implements the land use plans, goals, and objectives of the Otay Ranch GDP/SRP for the development of Village Six.

This summary provides a brief synopsis of the project description, project alternatives considered, and results of the environmental analysis contained in this EIR. By necessity, this summary does not contain the extensive background and analysis found in the document. Therefore, the reader should review the entire document to fully understand the project and its environmental consequences.

1.1 Project Location and Setting

Otay Ranch lies within the approximately 37,585-acre Eastern Territories Planning Area of the city of Chula Vista. Interstate 805 (I-805) bound the Eastern Territories Planning Area on the west, San Miguel Mountain and State Route 54 on the north, the Otay Reservoirs and the Jamul foothills on the east, and the Otay River valley on the south. Village Six is located roughly in the center of the Eastern Territories Planning Area.

The Village Six project area is located in the north-central portion of the Otay Valley Parcel of the Otay Ranch General Development Plan. The Village Six SPA project area includes approximately 386.4 acres and is bounded by the proposed alignments of SR-125 on the east, Olympic Parkway on the north, La Media Road on the west, and Birch Road on the south. The impact area considered in this EIR totals 442.7 acres. This includes 386.4 acres within the project area and 56.3 acres in two borrow/storage areas. One borrow/storage area is east of the SR-125 alignment at the northeastern corner of the site and the second is south of Birch Road in the south central portion of the site.

The property is mostly comprised of fallow fields, with intermittent dirt roads, disturbed drainages, and a few fences. Recent use of the site includes ranching, grazing, dry farming, and truck farming activities. The project site is currently vacant. The land surrounding the project area is also mostly undeveloped. The northern boundary of the project site is Olympic Parkway, which is under construction. Just north of the Olympic Parkway construction, Village Five is also currently under construction.

1.2 Project Background

Village Six is one of 11 urban villages in the Otay Ranch GDP. Otay Ranch is a masterplanned community encompassing approximately 23,000 acres and includes a broad range of residential, commercial, retail, and industrial development. Civic and community uses—such as libraries, parks, and schools—and about 11,375 acres of open space are also included in the community.

The Otay Ranch GDP was adopted by the City Council of the City of Chula Vista and the Board of Supervisors of the County of San Diego in October 1993. Both agencies were involved in the development and approval of the plan because the planning area included land falling within the jurisdiction of both agencies. The Otay Ranch GDP established goals and objectives for the development of the area. As part of the review and approval process for the GDP, a Program EIR was prepared.

Under the implementation program for the Otay Ranch GDP, SPA plans are required to be approved before final development entitlements can be considered. The proposed SPA plan will further refine the development standards, land plans, goals, objectives, and policies for Village Six.

This document is a Second Tier Environmental Impact Report addressing the adoption of a Sectional Planning Area Plan for Village Six of the Otay Ranch GDP/SRP. The document was prepared in accordance with the California Environmental Quality Act (CEQA) of 1970 as amended and the guidelines of the City of Chula Vista.

1.3 Project Description

The proposed project is the adoption of a SPA plan for Village Six of the Otay Ranch GDP. There is also an amendment to the GDP to redesignate Birch Road to a six-lane major arterial between SR-125 and EastLake Parkway. The EIR considers the effects of adopting the SPA Plan and amending the GDP. It also includes an evaluation of two Conceptual Tentative Maps and the proposed use of an area as a church and private high school.

Village Six is defined by the Otay Ranch GDP as an Urban Village and is planned for transit-oriented development. The proposed Village Six SPA Plan proposes development of 2,086 dwelling units (883 single-family and 1,203 multi-family units) on approximately 237 acres. The transit center and multi-family housing is located around a village core. One hundred forty-nine acres would be developed with nonresidential uses, including community purpose facilities (CPF), an elementary school, a private high school, a public neighborhood park, commercial uses, open space, and circulation rights-of-way.

A private high school is proposed for the southern area of the project within the area designated R-11/S-2. Should the high school not be developed, the underlying land use would permit the construction of 146 single-family homes. If the single-family homes are built instead of the high school, the total number of units proposed for the project

would be 2,232. Both the high school and the residential use options are considered in this document. A tentative map would have to be processed for these residential units to be developed, and subsequent environmental review would be completed by the City of Chula Vista.

1.4 Environmental Analysis

Section 21002 of CEQA requires that an environmental impact report identify the significant effects of a project on the environment and provide measures or alternatives that can mitigate or avoid those effects.

Pursuant to Sections 15163 and 15152 of the CEQA Guidelines, this document incorporates by reference, or is tiered off of, previous environmental documents covering environmental issues relevant to the approval and development of Village Six. Table 1-1 provides a summary of the previous environmental documents from which this EIR has been tiered or which have been incorporated by reference. The Public Facilities Finance Plan (PFFP) (Burkett and Wong 2001) documents the timing and nature of many activities associated with the proposed project and required mitigation measures. This EIR references elements of that PFFP throughout this document and incorporates that PFFP by reference.

TABLE 1-1 ENVIRONMENTAL DOCUMENTS INCORPORATED BY REFERENCE

Date	Document	Project
1989	City of Chula Vista General Plan EIR	General Plan Update
1992	Final Program EIR for the Otay Ranch General Development Plan/Sub-Regional Plan EIR (90-01)	Otay Ranch General Development and Sub- Regional Plan
1995	City of Chula Vista Sphere of Influence Update Final Program EIR (94-03)	Amend the City of Chula Vista's Sphere of Influence to include Planning Areas 1, 2, 3, & 4
1995	Otay Ranch SPA One and Annexation Final Second Tier EIR (95-01)	SPA Plan EIR for SPA One
1998	Final Second Tier EIR for Otay Ranch SPA One and GDP/SRP Amendments (EIR 97-03)	SPA Plan EIR for SPA One West
1996	Otay Water District Water Resources Master Plan, Final Master EIR (EIR 97-04)	Update of Water Resources Master Plan, Programmatic EIR
1999	Olympic Parkway Mitigated Negative Declaration (IS 00-33)	Extension of Olympic Parkway
2001	Village Six SPA Plan	SPA Plan for Village Six
2001	Public Facilities Finance Plan	Otay Ranch Village Six SPA Plan
2001	EastLake III Woods and Vistas Replanning Program EIR (EIR 01-01)	EastLake III EIR

The environmental issues identified in the Initial Study for assessment in the EIR include land use planning and zoning, circulation and access, land use/urban design, air quality, noise, landform alteration/visual quality, agriculture, public services and utilities, biological resources, cultural resources, paleontology, geology and soils, hydrology/water quality, housing and population, hazards/risk of upset, growth inducement, and cumulative impacts.

Table 1-2 summarizes the potentially significant environmental impacts and proposed mitigation measures by major issue as analyzed in Section 5.0 of this EIR. Please refer to this section for detailed information on impacts and specific mitigation measures. The last column of this table indicates whether the impact would be reduced to below a level of significance with implementation of proposed mitigation.

1.5 Project Alternatives

Alternatives to the proposed project are evaluated in Section 10.0 of this EIR in terms of their ability to meet the primary objectives of the proposed project and eliminate or further reduce its significant environmental effects. The alternatives considered are No Project/No Development and Reduced Intensity Development. A comparative analysis matrix of each alternative is provided in Table 1-3.

The No Project alternative assumes that there would be no development within the Village Six property. Under this alternative, the property would continue to be used for limited agriculture.

The Reduced Density alternative assumes that the residential intensity of development would be reduced by approximately 29 percent by decreasing the total number of multiand single-family residential units. The Reduced Density alternative would retain the high school and the church and reduce both the single-family and multi-family densities. It also retains the elementary school, public park, open space, and circulation roadways.

TABLE 1-2 SUMMARY OF IMPACTS AND MITIGATION

Impact	Mitigation Measures	Significance after Mitigation
Land Use		
Landscaping, grading, and buffering standards have been incorporated into the Village Six SPA Plan to prevent land use interface impacts between residential and non-residential land uses. The proposed Village Six projects are in compliance with the RMP.	No mitigation measures are required because no significant impacts were identified.	No impacts
Development of the Village Six SPA Plan would result in a significant change -in the character of the site from undeveloped to an urban use.	No feasible mitigation measures have been identified to reduce this impact to less than significant levels.	Significant and not mitigable
Landform Alteration/Aesthetics		
The overall change to the original Otay Ranch topography and the change from a rural to more urban use constitute a significant, adverse	No mitigation is available to lessen the impact of changing from a rural to more urban use.	Significant and not mitigated
landform and aesthetic impact.		Less than significant
Development would require grading over the entire village. The proposed grading would reflect the original topography by incorporating a step-down design from east to west.	5.2-1 Prior to approval of grading plans, the applicant shall prepare grading and building plans that conform to the landform grading guidelines contained in the proposed Village Six SPA Plan and the grading ordinance, the Otay Ranch GDP, and General Plan. The plans shall be prepared to the satisfaction of the Director of Planning and Building and the City Engineer.	Less than significant
The proposed project would result in long-term direct potentially significant nighttime view impacts. The direct lines of sight to the field lighting and the general illumination over the stadium and baseball field would also have long-term direct and indirect potentially significant nighttime impacts.	5.2-2 Prior to approval of the final maps, the developer of the private high school shall prepare a lighting plan that shows the proposed height, location, and intensity of streetlights and athletic facilities lights on-site. The plan shall comply with the City's minimum standards for roadway lighting and shall be completed to the satisfaction of the Director of Planning and Building. The plan shall address all exterior lighting.	Less than significant
	5.2-3 The CUP for the private high school shall include a provision that requires that stadium and baseball field lights shall not be used after 10:00 P.M. on Sunday through Thursday and shall not be used after 11:00 P.M. on Friday or Saturday.	

TABLE 1-2 SUMMARY OF IMPACTS AND MITIGATION (continued)

Impact	Mitigation Measures	Significance after Mitigation
Landform Alteration/Aesthetics (cont.)		
	5.2-6 As a condition of the CUP, the installation of lights at the stadium or at the baseball field shall not be permitted until a lighting consultant experienced in stadium lighting design designs lighting standards to the satisfaction of the Director of Planning and Building. To the extent feasible for the events to be conducted within the stadium and baseball field, the lights shall be designed to direct downward and shall be shielded such that the light bulbs are not exposed to any residential areas in either Village Six or Village Seven. Lights shall be installed pursuant to the lighting plan approved by the Director of Planning and Building.	
Sound barriers built as part of the project would represent a significant visual impact if the portion of the barrier that is constructed as a wall is higher than eight and a half feet.	5.2-7 Noise barriers in excess of eight feet in height shall consist of a wall and berm combination. The wall height in this combination barrier shall not exceed eight feet, with the remaining portion of the overall height accomplished through berming. Appropriate landscaping of the wall/berm combination shall be implemented to the satisfaction of the Director of Planning. Noise barrier details and plans shall be reviewed and approved as part of the review and adoption of tentative maps	Less than significant
Biology		
There are no direct, adverse impacts to biological resources. Because biological conditions change over time, there is the	5.3-1 Focused surveys for burrowing owl shall be conducted prior to grading. If occupied burrows are detected, passive relocation of the species shall be conducted to avoid impacts from grading.	Less than significant
potential for burrowing owl and northern harrier to occupy the site between project approval and development.	5.3-2 Focused surveys for active nests of the northern harrier shall be conducted prior to grading. If active nests are detected, and if construction activities occur between March 1 and July 31, construction activities shall be restricted within 9500	
The Village Six SPA Plan would have indirect, long-term significant impacts on biological resources if the project fails to preserve the Otay Ranch GDP regional open space proportionally and concurrently with development.	feet of the active nest sites.	
	5.3-3 Prior to recording each final map, the applicants shall either convey land within the Otay Ranch RMP Resource Preserve at a ratio of 1.188 acres for each acre of development area or pay a fee in lieu.	

Impact	Mitigation Measures	Significance after Mitigation
Biology (cont.)		
Implementation of the Village Six SPA Plan and Conceptual TMs would eliminate approximately 386 acres of agricultural fields used for foraging by raptor species. The Program EIR 90-01 identified loss of raptor foraging habitat as a significant impact. The Village Six SPA Plan would contribute to this significant impact.	No mitigation is available to lessen this impact.	Significant and unmitigable
Cultural Resources		
Impacts to the recorded sites on the property are considered significant. Because of the extent of past agricultural disturbance to the area, only midden-bearing, subsurface deposits represent potentially significant cultural resources.	5.4-1 Concurrent with the start of grading, the project area should be brushed and a field reconnaissance should be conducted and the presence or absence of midden-bearing deposits determined. All brushing and grading within Village Six shall be monitored. The monitoring of the brushing and grading shall be conducted by one or more archaeologists, as dictated by the size of the grading operation. All utility excavations, road grading, and brush removal shall be coordinated with the archaeological monitor. Any resources that are graded shall be intensively monitored during grading to ensure that any important features, isolates, or deposits are either recorded and collected or excavated. Should any resources be encountered during the monitoring of the brushing or grading which were not previously recorded, the grading shall be temporarily stopped or redirected to another area while the nature of the discovery is evaluated. Any resources that may be encountered shall require testing to determine their significance. If the testing demonstrates that a resource is significant, then a data recovery program shall be prepared in accordance with mitigation measure 5.4-2.	Less than significant

Impact	Mitigation Measures	Significance after Mitigation
Cultural Resources (cont.)		
	5.4-2 If, as a result of the reconnaissance conducted in accordance with 5.4-1 above, a middensignificant deposit is identified, a research program shall be prepared to recover a valid sample of the materials present within the site.	
	5.4-3 If a <u>significant midden bearing</u> deposit is identified a data recovery program shall be completed prior to the issuance of a grading permit. This program shall be completed under the direction of a qualified archaeologist to the satisfaction of the Director of Planning and Building. <u>If significant materials are recovered, curation shall be required in a facility that is appropriate for the maintenance of archaeological materials.</u>	
Geology		
The exposure of a residential community and individual persons to ground acceleration generated from potential earthquakes along offsite faults would be a direct, long-term, significant impact associated with implementation of the proposed project. Compliance with the requirements of the governing jurisdictions, building codes, and standard practices of the Association of	5.5-I During construction, liquefiable soils within the colluvium/alluvium shall be removed and replaced with compacted fill.	Less than significant
	5.5-2 During construction, highly expansive soils shall be kept below finish grade. Where excavations expose highly expansive materials at finish grade, these materials shall be excavated a minimum of four feet below finish grade. Where excavations expose very highly expansive material at finish grade, these materials shall be excavated a minimum of five feet below finish grade. The excavations shall be replaced with a compacted fill soil that has a low to moderate expansion potential.	
Structural Engineers of California would reduce the potential impact resulting from seismic-induced ground shaking below a level of significance.	5.5-3 During construction the developer shall remove loose, compressible soils and replace as compacted fill in areas that will be subjected to new fill or structural loads.	

TABLE 1-2 SUMMARY OF IMPACTS AND MITIGATION (continued)

Impact	Mitigation Measures	Significance after Mitigation
Geology (cont.)		
	5.5-4 During grading, the developer shall construct earthen buttresses on unstable slopes with drains installed, as warranted, at the rear of the buttresses to control groundwater.	
	5.5-5 Grading of building pads shall be designed so that foundations bear entirely on a relatively uniform depth of compacted fill. This may be accomplished by overexcavating the cut portion of the building pad.	
	5.5-6 Prior to approval of grading plans for the proposed project, the applicant shall submit an additional geotechnical investigation. The detailed analysis shall be subject to approval of the City Engineer. The analysis shall include, but not be limited to, a delineation of specific locations where liquefiable, compressive, and expansive soils would affect structural stability and where graded slopes would expose bedrock susceptible to instability.	
Paleontology		
Grading impacts to alluvium would potentially impact paleontological resources. Destruction of the paleontological resources from either the Otay Formation or the San Diego Formation would result in a significant, direct, long-term impact.	5.6-1 Prior to issuance of any on-site (or off-site) grading permits, the applicant shall confirm to the City of Chula Vista that a qualified paleontologist has been retained to carry out the following mitigation program. The paleontologist shall attend pregrade meetings to consult with grading and excavation contractors. (A qualified paleontologist is defined as an individual with an M.S. or Ph.D. in paleontology or geology who is familiar with paleontological procedures and techniques.)	Less than significant
	5.6-2 A paleontological monitor shall be on-site at all times during the original cutting of previously undisturbed sediments of highly sensitive geologic formations (Otay and San Diego Formations) to inspect cuts for contained fossils. The paleontological monitor shall work under the direction of a qualified paleontologist. The monitor shall periodically (every several weeks) inspect original cuts in deposits with an unknown resource sensitivity (Quaternary alluvium). (A paleontological monitor is defined as an individual who has experience in the collection and salvage of fossil materials.)	

Impact	Mitigation Measures	Significance after Mitigation
Paleontology (cont.)		
	5.6-3 If fossils are discovered, the paleontologist (or paleontological monitor) shall recover them. In instances where recovery requires an extended salvage time, the paleontologist (or paleontological monitor) shall be allowed to temporarily direct, divert, or halt grading to allow recovery of fossil remains in a timely manner. Where deemed appropriate by the paleontologist (or paleontological monitor), a screenwashing operation for small fossil remains shall be set up.	
	5.6-4 Prepared fossils, along with copies of all pertinent field notes, photographs, and maps, shall be deposited (with the applicant's permission) in a scientific institution with paleontological collections such as the San Diego Natural History Museum. A final summary report shall be completed which outlines the results of the mitigation program. This report shall include discussion of the methods used, stratigraphy exposed, fossils collected, and significance of recovered fossils.	
Agriculture		
The loss of agricultural land and land suitable	5.7-1 The agricultural plan included in the Village Six SPA Plan shall be	Direct Less than significant
for the production of crops would result in a significant impact due to the incremental and irreversible loss or impairment of limited agricultural resources. Noise, odors, insects, rodents, and chemicals associated with agricultural operations would create indirect, short-term, potentially significant impacts between the agricultural uses and urban uses.	implemented for the area as development proceeds on the project. The following measures shall be implemented by the developer, to the satisfaction of the Director of Planning and Building.	Cumulative impacts remain significant and unmitigated
	 a) A 200-foot buffer between developed property and ongoing agriculture operations; 	
	 Vegetation to shield adjacent urban development (within 400 feet) from agriculture activities where pesticides are to be applied; 	
	 Notification of adjacent property owners of potential pesticide application through newspaper advertisements; and 	
	 fencing to ensure the safety of Village Six SPA residents. 	

Impact	Mitigation Measures	Significance after Mitigation
Housing and Population		
No significant adverse housing and population mpacts have been identified.	No mitigation measures are required.	No impacts
Water Resources and Water Quality		
Project implementation may result in on-site looding and off-site runoff flooding effects	5.9-1 Prior to issuance of a grading permit, a detailed drainage system design study shall be prepared to the satisfaction of the City Engineer, shall include:	Less than significant
lownstream, which would have long-term, lirect and indirect, significant impacts. Project mplementation may also result in uncontrolled	 Peak runoff at each inlet, outlet, interceptor, concentration, or confluence point, both predevelopment and postdevelopment conditions; and 	
discharge of pollutants with "first flush" events which would have a long-term, indirect,	b) The integration of the proposed system with the existing and proposed downstream drainage facilities to effectively control flows within the entire system.	
significant impact.	c) Maps showing existing and postdevelopment conditions for existing topography and proposed grading plans incorporating a drainage system design with main lines and detention/desilting facilities pursuant to Section 3-202.1 of the Chula Vista Subdivision Manual; and on-site detention/desilting facilities shall be incorporated in the design for the various phases of construction and postconstruction.	
	5.9-2 Prior to the issuance of the first grading permit, the applicant shall submit a SWPPP including assignment of maintenance responsibilities for review and approval by the City Engineer prior to issuance of grading permits. The SWPPP shall be consistent with the requirements of the Clean Water Act and the BMPs of the RWQCB. BMPs identified in the SWPPP shall include but shall not be limited to the following:	
	 Temporary erosion control measures designed in accordance with the Chula Vista Grading Ordinance shall be employed for disturbed areas and shown on the grading plans 	
	b) No disturbed surfaces shall be left without erosion control measures in place during the winter and spring months.	

TABLE 1-2 SUMMARY OF IMPACTS AND MITIGATION (continued)

Impact	Mitigation Measures	Significance after Mitigation
Water Resources and Water Quality (cont.)		
	 Sediment will be retained on-site by a system of sediment basins, traps, or other appropriate measures, and shown on the grading plans. 	
	d) Silt and oil and other contaminants will be prevented from entering the storm drain system or removed from the system, by a means acceptable to the City Engineer. Storm drain inlets shall be labeled "No Dumping-Drains to Ocean."	
	 All parking lots shall be designed to allow storm water runoff to be directed to vegetative filter strips or oil-water separators to control sediment, oil, and other contaminants. 	
	 Permanent energy dissipaters will be included for drainage outlets. 	
	g) A combination of on-site structural and non-structural BMPs for the treatment of urban pollutants in compliance with the Municipal Permit.	
Traffic, Circulation, and Access		
Direct Impact		
Otay Lakes Road: Between H Street and Telegraph Canyon Road.	5.10-1 If development exceeds 944 units without SR-125, it is necessary to widen to Otay Lakes Road to six lanes or construct intersection improvements on Otay Lakes Road that provide additional capacity to the satisfaction of the City Engineer.	Less than significant
Cumulative Impacts	5.10-2 The General Plan shall be amended to designate this portion of the roadway	Less than significant
Olympic Parkway: The segment between SR- 125 and Eastlake Parkway.	as an Enhanced Prime Arterial with eight lanes. The required amendment shall be adopted no later than the first General Plan Amendment considered for adoption in 2002. The applicant shall contribute a fair share towards construction of the two additional lanes.	
Olympic Parkway Between EastLake Parkway and Hunte Parkway	5.10-3 The applicant shall contribute a fair share towards the construction to six-lane Prime Arterial standards.	Less than significant

TABLE 1-2 SUMMARY OF IMPACTS AND MITIGATION (continued)

Impact	Mitigation Measures	Significance after Mitigation
Traffic, Circulation, and Access (cont.)		
Otay Lakes Road: The segment between SR- 125 and Eastlake Parkway.	5.10-4 The General Plan shall be amended to designate this portion of the roadway as an Enhanced Prime Arterial with seven lanes. The required amendment shall be adopted no later than the first General Plan Amendment considered for adoption in 2002. The applicant shall contribute a fair share towards construction of the additional eastbound lane.	Less than significant
Otay Lakes Road: The segment between H Street and Telegraph Canyon Road.	5.10-5 The applicant shall contribute a fair share towards widening to six lanes or towards intersection improvements that provide additional capacity along Otay Lakes Road to the satisfaction of the City Engineer.	Less than significant
Otay Lakes Road: The segment between Bonita Road and H Street.	5.10-6 The applicant shall contribute a fair share towards the widening to six lanes or towards intersection improvements that provide additional capacity along Otay Lakes Road to the satisfaction of the City Engineer.	Less than significant
Other intersections and roadways (only without SR-125).	5.10-7 Prior to the construction of SR-125, the City shall stop issuing new building permits for Village Six when the City, in its sole discretion, determines either:	Less than significant
	 a) Building permits for a total of 9,429 dwelling units have been issued for projects east of I-805, or 	
	 An alternative measure is selected by the City in accordance with the City of Chula Vista Growth Management Ordinance. 	
	The start date for counting the 9,429 dwelling units is January 1, 2000. Notwith-standing the foregoing, the City may issue building permits if the City decides in its sole discretion that either traffic studies demonstrate, to the satisfaction of the City Engineer, that the circulation system has additional capacity without exceeding the GMOC traffic threshold standards; other improvements are constructed which provide additional necessary capacity; or the City selects an alternative method of implementing the GMOC standards.	
Olympic Parkway/Wueste Road Intersection	5.10-8 The applicant shall contribute a fair share towards the future signalization of this intersection.	Less than significant

Impact	Mitigation Measures	Significance after Mitigation
Traffic, Circulation, and Access (cont.)		
I-805 Between Bonita Road and Telegraph Canyon Road	5.10-9 Additional lanes would be required to maintain acceptable LOS on I-805. Continued freeway planning efforts and deficiency planning by Caltrans and SANDAG will determine mitigation strategies for the regional freeway system.	Significant
Access to the project from perimeter roadways is required prior to project development	5.10-10 Prior to approval of the first final map, which triggers the installation of the related street improvements, the applicant shall enter into an agreement to construct and secure a fully activated traffic signal including interconnect wiring at the following intersections:	
	 La Media and Street J La Media and Birch Road Birch Road and Street R Birch Road and CPF-3 Access 	
	The applicant shall fully design the aforementioned traffic signals as part of the improvement plans for the related street and shall install underground improvements, standard and luminaries in conjunction with the construction of the related street improvements. In addition, the applicant shall install mast arms, signal heads, and associated equipment with traffic signal warrants are met as determined by the City Engineer.	
	Once 75 percent of the residential units within Village Six have been constructed, the applicant shall conduct a traffic signal warrant analysis at the Palomar Street/R Street and the R Street/J Street intersections. If traffic signal warrants are met at either or both of the intersections, the applicant shall construct a fully activated traffic signal including interconnect wiring.	

TABLE 1-2 SUMMARY OF IMPACTS AND MITIGATION (continued)

Impact	Mitigation Measures	Significance after Mitigation
Traffic, Circulation, and Access (cont.)		
	Prior to approval of the first final map, which triggers the installation of the related street improvements, the applicant shall enter into an agreement to construct and secure the necessary modifications, as required by the City Engineer, including interconnect wiring to the following intersections:	Less than significant
	 Olympic Parkway and La Media Road 	
	 Olympic Parkway and East Palomar Street 	
	The applicant shall fully design the aforementioned traffic signals as part of the improvement plans for the associated street.	
	Prior to the approval of a CUP for the private high school, the applicant shall prepare a site-specific access study and provide the required improvements acceptable to the City Engineer.	
Village core traffic operations	5.10-11 All site plans for non-residential uses (with the exception of schools) shall be prepared to the satisfaction of the City Engineer. The City Engineer may require a project-specific traffic study if the project has the potential for resulting in <u>unanticipated</u> circulation impacts. Recommendations to reduce potentially significant impacts shall be incorporated into the site plan or required as a condition of project approval.	Less than significant
	Potential traffic impacts resulting from development and operation of the schools shall be reviewed by the respective school districts when specific projects are under consideration. All street improvements shall be coordinated with the City and the City shall request review of all draft plans.	

Impact	Mitigation Measures	Significance after Mitigation
Traffic, Circulation, and Access (cont.)		
At the time off-site improvements are designed and proposed, additional environmental review may be required to determine potential impacts related to construction, including water quality and traffic and impacts to paleontological resources and the need for specific mitigation measures to address these potential impacts.	5.10-12 Prior to approval of any off-site roadway improvement project, a biological reconnaissance based on detailed grading and design plans shall be conducted by the applicant to document any impacts to sensitive biological resources. Any impacts to sensitive biological habitats shall be mitigated pursuant to the mitigation ratios described in the draft or approved Chula Vista MSCP Subarea Plan.	Less than significant
	5.10-13 Prior to issuance of any grading permits for any off-site roadway improvement, a detailed acoustical study for the affected roadway segment shall be prepared to determine the need for any noise attenuation measures for adjacent sensitive land uses.	
	5.10-14 Prior to the approval of the design plans for any off-site roadway improvement, a detailed landscaping plan shall be prepared to ensure that potential aesthetic impacts associated with any grading necessary for the improvement are mitigated.	
	5.10-15 As a condition of any off-site roadway improvement approval, monitoring of any grading for the presence of cultural and paleontological resources shall be required. If such resources are encountered during grading operations, the protocol described in Section 5.6 of this EIR shall be required.	
	5.10-16 As a condition of any off-site roadway improvement approval, applicable construction-related water quality mitigation measures shall be required by the City Engineer.	
	5.10-17 As a condition of any off-site roadway improvement approval, preparation of a traffic control plan for delays and hazards associated with construction impacts shall be prepared by the applicant and subject to the approval of the City Engineer.	
	5.10-18 For the widening of Otay Lakes Road between H Street and Telegraph Canyon Road, plans prepared for the improvements shall be designed to avoid impacts to the church and the library.	

TABLE 1-2 SUMMARY OF IMPACTS AND MITIGATION (continued)

Impact	Mitigation Measures	Significance after Mitigation
Air Quality		
The construction of the proposed project would result in the generation of significant temporary	5.11-1 The following mitigation measures shall be implemented during construction and placed as notes on all grading plans:	Project and cumulative impacts remain significant
construction equipment exhaust emissions, plus	a) Minimize simultaneous operation of multiple construction equipment units	and unmitigated
long-term significant cumulative emissions from project-generated vehicle trips. The	b) Use low pollutant-emitting construction equipment	
proposed project would result in long-term	c) Use electrical construction equipment as practical	
operational emissions, primarily from vehicle	d) Use catalytic reduction for gasoline-powered equipment	
emissions that will exceed SCAQMD	e) Use injection timing retard for diesel-powered equipment	
thresholds.	f) Water the construction area twice daily to minimize fugitive dust	*
	g) Stabilize graded areas as quickly as possible to minimize fugitive dust	
	h) Pave permanent roads as quickly as possible to minimize dust	
	 Use electricity from power poles instead of temporary generators during building, if available 	
	j) Apply chemical stabilizer or pave the last 100 feet of internal travel path within a construction site prior to public road entry	
	 Install wheel washers adjacent to a paved apron prior to vehicle entry on public roads 	
	 Remove any visible track-out into traveled public streets within 30 minutes of occurrence 	
	 Wet wash the construction access point at the end of each workday if any vehicle travel on unpaved surfaces has occurred 	
	 Provide sufficient perimeter erosion control to prevent washout of silty material onto public roads 	
	 Cover haul trucks or maintain at least 12 inches of freeboard to reduce blow- off during hauling 	
	 Suspend all soil disturbance and travel on unpaved surfaces if winds exceed miles per hour 	

TABLE 1-2 SUMMARY OF IMPACTS AND MITIGATION (continued)

Impact	Mitigation Measures	Significance after Mitigation
Noise		
Potential sources of noise related to the proposed Village Six SPA Plan include construction noise, traffic-generated noise, and	5.12-1 Prior to the approval of tentative maps, the applicant shall submit an acoustical study for approval by the Director of Building and Planning, which includes the following:	Less than significant
commercial noise. Traffic on La Media, Olympic Parkway, Birch Road, and SR-125 would cause a significant noise impact.	 a) Location and heights of noise barriers in accordance with Figure 5.12-1 of the EIR; 	
	A detailed analysis which demonstrates that barriers or setbacks have been incorporated into the project design, such that noise exposure to residential receivers placed in useable exterior areas are at below 65 dB CNEL; and	
	c) A detailed analysis, which demonstrates that barriers or setbacks have been incorporated into the project design, such that, when considered with proposed construction specifications, interior noise levels shall not exceed 45 db CNEL.	
	Should grading or traffic assumptions change during the processing of the tentative map, the barriers shall be refined to reflect those modifications.	
	5.12-2 Noise barriers shall be constructed as shown on Figure 5.12-1 with the following provisions:	
	a) The applicant shall construct the noise barriers as shown on Figure 5.12-1 prior to the issuance of any building permit for those lots within the noise contour of 65 CNEL or greater as described in the <i>Noise Technical Report for Otay Ranch Village Six, dated September 24, 2001</i> , unless earlier modified by agreement with the City of Chula Vista, California Transportation Ventures (CTV) or its successor in interest, and applicant. All noise barrier design and construction adjacent to SR-125 shall be coordinated with the City of Chula Vista, Caltrans, and CTV or its successor in interest. Noise barrier design and construction adjacent to SR-125 may be modified should a subsequent acoustical study demonstrate to the satisfaction of the Director of Planning and Building that the applicable noise standards will be achieved by a modified design.	

TABLE 1-2 SUMMARY OF IMPACTS AND MITIGATION (continued)

Significance after Mitigation

Impact	Mitigation Measures	
Noise (cont.)		
	b) All other required noise barriers adjacent to Olympic Parkway, La Media Road, and Birch Road as shown on Figure 5.12-1 shall be constructed prior to the issuance of any building permit for lots adjacent to the aforementioned roadways.	
	c) Noise barriers shall be shown on wall and fence plans to be approved prior to issuance of the first grading permit to be approved by the City.	
	The applicant shall grant an easement to the City along that portion of the project adjacent to SR 125 for future construction of required noise mitigation barriers.	
	The applicant shall construct the noise barriers adjacent to SR-125 as shown on Figure 5.12.1 prior to the issuance of the first building permit within the adjacent neighborhood or the opening of SR-125, whichever occurs earlier. Noise barrier design and construction adjacent to SR-125 shall be coordinated with the City of Chula Vista, Caltrans, and California Transportation Ventures (CTV). All other required noise barriers adjacent to Olympic Parkway, La Media Road, and Birch Road shall be shown on the grading plan or a wall and fence plan to be approved prior to issuance of the first grading permit within any adjacent neighborhood. Walls adjacent to Olympic Parkway, La Media Road, and Birch Road shall be constructed prior to the issuance of the first building permit within the adjacent neighborhood.	
	5.12-3 Prior to approval of building permits for commercial development, a report shall be prepared demonstrating that HVAC equipment is designed to insure that noise levels from the equipment will not exceed the City of Chula Vista's Noise Ordinance Standards.	
	5.12-4 If balconies are proposed for the multi-family uses adjacent to SR-125, prior to approval of building plans, an acoustical analysis of site plans and building plans shall be prepared by the applicant and reviewed by the Director of Planning and Building to ensure that they meet the 65 dB(A) CNEL exterior.	
	5.12-5 The water pump station shall be placed within an enclosure capable of reducing the noise of the pumps such that, when operating, the sound pressure level at a distance of 50 feet from the pumps is 50 decibels or less. Prior to the installation of the pump station, the applicant shall provide an acoustical report demonstrating that the proposed pumps and enclosure meet this condition, to the satisfaction of the Director of Planning and Building.	

Impact	Mitigation Measures	Significance after Mitigation
Public Services/Utilities: Potable Water		
The proposed project would result in an incremental increase in water consumption and place additional demands on water storage and pumping facilities. The impact to water storage and pumping facilities would be significant if construction of facilities does not coincide with the anticipated growth associated with the Village Six SPA.	5.13.1-1 The final Subarea Water Master Plan shall be approved prior to the approval of any tentative map. The Master Plan shall include the design of water system infrastructure including timing and cost by phase of development and must be in compliance with the OWD Master Plan.	Less than significant
	5.13.1-2 Prior to approval of the first tentative map, the applicant shall provide the City with a letter from the OWD stating that adequate pumping and storage capacity is available or will be available concurrent with need.	
	5.13.1-3 Prior to approval each TM, the applicant shall provide the City with a letter from the OWD stating that adequate storage capacity exists or will be available concurrent with need.	
	5.13.1-4 Water facilities improvements shall be financed or installed on- and off-site in accordance with the fees and phasing in the approved PFFP for the Village Six SPA Plan.	

TABLE 1-2 SUMMARY OF IMPACTS AND MITIGATION (continued)

Impact	Mitigation Measures	Significance after Mitigation
Public Services/Utilities: Recycled Water		
The proposed project would result in an incremental increase in the use of recycled water and place additional demands on water storage and pumping facilities. The increase in use of recycled water has been planned for by OWD and will not have a significant impact. However, the impact to recycled water storage and distribution facilities would be significant if construction of new facilities does not coincide with the project's anticipated growth.	5.13.2-1 The applicant shall provide for adequate recycled water storage and distribution facilities, which shall be constructed in accordance with the Subarea Master Plan and to the satisfaction of the OWD. These water infrastructure improvements are described in the Village Six PFFP and SPA Plan. The proposed PFFP identifies the development impact fees that the applicant shall pay to mitigate impacts, the estimated cost of the facility, the applicant's obligation to construct or pay for the necessary mitigation, and the phasing improvements. Prior to approval of the first final map, the applicant would provide written proof from OWD that adequate water storage and distribution facilities are available to serve the proposed project area.	Less than significant
	A complete Subarea Master Plan shall be required for approval prior to approval of the tentative map. The recycled water system shall be designed at that time and the timing and cost shall be identified by phase of development.	
	The final Subarea Water Master Plan shall be submitted to the City for review and approved by OWD prior to the approval of any tentative map. The Master Plan shall include the design of water system infrastructure including timing and cost by phase of development and must be in compliance with the OWD Master Plan.	
Public Services/Utilities: Sewer		
The existing sewage disposal system does not have enough capacity to accommodate flows from the Village Six SPA Plan, which would result in a near-term significant impact until upgrades to the system are completed.	5.13.3-1 Prior to recording final maps, the City Engineer shall be satisfied that the Poggi Canyon Interceptor has adequate capacity in the interim to handle projected sewage flows. The calculation of existing and anticipated sewage flows has determined that two capital improvement projects are needed to provide capacity for the proposed development. These include the completion of the Salt Creek Interceptor Reach 9B connection to regionally exceed 947 EDUs (Improvement P-1) and increasing the size of the Poggi Canyon line beneath I-805 (Improvement P-2) to regionally exceed 3,770 EDUs.	Less than significant
Public Services/Utilities: Integrated Waste Mana	gement	
No significant waste impacts were identified.	No mitigation measures are required.	No impact

TABLE 1-2 SUMMARY OF IMPACTS AND MITIGATION (continued)

Impact	Mitigation Measures	Significance after Mitigation
Public Services/Utilities: Law Enforcement		
Development of the Village Six SPA Plan would result in a significant impact to law enforcement because of the predicted increase in calls for service and the additional travel time required to answer these calls.	5.13.5-1 Significant impacts to police services shall be addressed on a citywide level through the payment of development impact fees. The proposed PFFP describes public facilities fees for police services based on equivalent dwelling units by development phase. The applicant shall pay the public facilities fees at the rate in effect at the time building permits are issued.	Less than significant
Public Services/Utilities: Fire Protection and En	nergency Medical Services	
The Chula Vista Fire Department does not currently meet the threshold standard for response time for the City, including the Otay Ranch community. Impacts to fire and emergency medical services would be significant if construction of these facilities does not concide with the project's anticipated population growth and increased demand for services.	 5.13.6-1 Fire service facilities shall be financed or provided in accordance with the fees and phasing in the approved PFFP for the Village 6 SPA Plan. 5.13.6-2 The City shall continue to monitor Fire Department responses to emergency fire and medical calls and report the results to the GMOC on an annual basis. 	Less than significant
Public Services/Utilities: Schools		
Project implementation would result in a significant impact to schools unless construction of facilities coincides with student generation and associated service demands.	5.13.7-1 The applicant shall be required to pay all required school mitigation fees or form a community facility district acceptable to the school district.	Less than significant
Public Services/Utilities: Library Service		
A significant impact would result if construction of new library facilities and provision of additional documents does not coincide with project implementation and associated population growth.	5.13.8-1 Library facilities, supplies, and services shall be financed in accordance with the approved fees and phasing in the PFFP for the Village Six SPA Plan.	Less than significant

TABLE 1-2 SUMMARY OF IMPACTS AND MITIGATION (continued)

Impact	Mitigation Measures	Significance after Mitigation
Public Services/Utilities: Parks and Recreation		
Project implementation would generate increased demand for parks and recreation facilities. A significant impact could result if dedication of parkland and construction of new facilities does not coincide with project implementation and project population growth.	5.13.9-1 Neighborhood parks shall be financed and constructed on-site in accordance with the fees and phasing approved in the PFFP for the Village Six SPA Plan.	Less than significant
Hazards/Risk of Upset		
Potentially significant impacts related to the transport of hazardous materials could result from implementation of the Village Six SPA Plan.	5.14-1 The use, transport, storage, and disposal of hazardous materials shall be conducted in compliance with the relevant regulations of federal, state, and local agencies, including the EPA, California Department of Heath Services (DHS), and Caltrans.	Less than significant

TABLE 1-3 COMPARISON OF PROJECT ALTERNATIVES

Environmental Issue	No Project/No Development Alternative	Reduced Intensity Alternative
Land Use	Significant impacts related to conversion of uses from undeveloped to urban would be avoided because no development would occur.	This alternative does not meet the Village Concept goals of the Otay Ranch GDP. This alternative reduces the amount of multi-family residential use, which would not meet the housing needs of future residents and would not adequately support the commercial and public uses in the village core.
Landform Alteration/ Aesthetics	Significant impacts to landform alteration and lighting would be avoided because no site disturbance would occur.	Significant impacts on landform and visual quality would be similar to the proposed project as the site would be developed, and urban development would be extended. Mitigation measures required for the proposed project would be required for this alternative.
Biological Resources	Impacts to biological resources would be avoided because no site disturbance would occur.	The impacts to biological resources would essentially be the same as the proposed project as the same area would be developed. These impacts would remain less than significant.
Cultural Resources	Impacts to cultural resources would be avoided because no grading would occur.	Potential impacts to cultural resources would be the same as the proposed project, as the same development area would be affected.
Paleontological Resources	Potential significant impacts to paleontological resources would be avoided because there would be no grading of the site.	Potential significant impacts to paleontological resources would be the same as the proposed project as the same development area would be affected. Mitigation measures required for the proposed project would be required for this alternative.

TABLE 1-3
COMPARISON OF PROJECT ALTERNATIVES
(continued)

Environmental Issue	No Project/No Development Alternative	Reduced Intensity Alternative
Geology and Soils	Potential geologic impacts related to ground shaking from seismic activity and localized unstable soils conditions would be avoided because no development or public access would occur.	Potential geologic impacts related to ground shaking from seismic activity and localized unstable soils would be the same as the proposed project as the same development area would be affected. Mitigation measures required for the proposed project would be required for this alternative.
Agricultural Resources	Impacts to agricultural resources would be avoided because no site development would occur. However, continued agricultural activity could result in significant land use compatibility issues between the agricultural operations and adjacent urban uses.	Impacts to agricultural resources would remain the same as the proposed project as the same development area would be converted from agricultural to urban uses. Mitigation measures required for the proposed project would be required for this alternative.
Housing and Population	Impacts on housing and population would be avoided because no site development would occur. This is considered an adverse impact of this alternative because the several of the goals and objectives of the GDP and project, such as provision of housing and employment opportunities, would not occur.	The reduction in available housing would reduce the City's ability to meet the projected need for an additional 13,500 dwelling units by 2005. This alternative would not conform to the SANDAG growth forecast and Growth Management Plan which would result in a potentially significant impact on housing and population.

TABLE 1-3
COMPARISON OF PROJECT ALTERNATIVES
(continued)

Environmental Issue	No Project/No Development Alternative	Reduced Intensity Alternative	
Water Resources/ Water Quality	While potential impacts associated with increased runoff, erosion, and degraded water quality from paved surfaces would be avoided, this is considered an adverse impact of this alternative. No structural systems exist to control existing agriculture-related pollutants.	would not be expected to result in a reduction in the voor quality of the runoff from the site. Water resource as water quality impacts would remain unchanged from the associated with the proposed project. Mitigation measurequired for the proposed project would be required for	
	Due to the lack of drainage improvements with this alternative, overall impacts to water resources and water quality are expected to be greater than the proposed project.	alternative.	
Transportation, Circulation, and Access	While the contribution of project-related traffic would be avoided, this alternative would complicate the completion of the Otay Ranch circulation network. Regional traffic impacts would still be significant without completion of Olympic Parkway, La Media, Birch Road and SR-125.	There would be an estimated reduction of 4,995 ADT with this alternative. The significant traffic impacts associated with the proposed project would be reduced but would not be avoided. The traffic mitigation measures required for the proposed project would remain unchanged as the reduction in ADTs would not bring the traffic volumes below the thresholds of significance.	

TABLE 1-3
COMPARISON OF PROJECT ALTERNATIVES
(continued)

Environmental Issue	No Project/No Development Alternative	Reduced Intensity Alternative
Air Quality	Air quality impacts associated with construction, vehicular emissions, building operations and additional emissions from energy producing facilities would be avoided. In addition, operational emissions from the proposed residential, commercial and institutional uses would be avoided. Existing air quality impacts associated with agricultural operations would continue.	Construction-related air quality impacts would remain essentially the same as the proposed project as the development area is essentially the same as the proposed project. Vehicular emissions would be reduced and there would be a slight decrease in overall long-term air quality impacts associated with power generation and the operation of commercial facilities due to the reduced population. Overall, the reduction in air quality impacts would be minor and the cumulative impact would remain significant and unmitigated.
Noise	Significant noise impacts associated with project traffic would be avoided. Existing noise levels associated with agricultural operations as well as existing and future noise generated from regional traffic would continue. The overall noise levels within Otay Ranch would be reduced by this alternative due to the reduction in regional traffic.	The noise impacts associated with this alternative would be the same as the proposed project as the development area is essentially the same. Mitigation measures for noise impacts associated with construction and future development areas would be required.

TABLE 1-3
COMPARISON OF PROJECT ALTERNATIVES
(continued)

Environmental Issue	No Project/No Development Alternative	Reduced Intensity Alternative
Public Services and Utilities	Significant impacts related to the increased demand on public services and utilities would be avoided.	The demand on public services and utilities would be proportionately reduced. While the need for new and improved infrastructure would be reduced, it would not be avoided. Mitigation measures to reduce significant impacts on public services and utilities would be required. Thus public service and utility impacts would remain significant but mitigable.
Hazards/Risk of Upset	The potential for hazards and risk of upset would be avoided because no use, storage or transportation of potentially hazardous materials would occur. The site would continue to be used for limited agricultural operations which may involve the use of agricultural pesticides.	The reduction in population would reduce the potential impacts associated with hazards and risk of upset. This impact would remain less than significant.

2.0 INTRODUCTION

2.1 Purpose and Scope of the EIR

This document is a Second Tier Environmental Impact Report addressing the adoption of a Sectional Planning Area Plan for Village Six of the Otay Ranch General Development Plan/Subregional Plan. The document was prepared in accordance with the California Environmental Quality Act of 1970 as amended and the guidelines of the City of Chula Vista.

The proposed project is the adoption of a SPA Plan for Village Six of the Otay Ranch GDP. In addition, the EIR includes the evaluation of two concept tentative maps and a possible use of an area as a church and private high school. The following discussion describes the relationship of the SPA Plan to the planning process and outlines the additional steps needed for the ultimate completion of development.

2.1.1 Chula Vista General Plan

The General Plan for the City of Chula Vista outlines the goals and objectives for land use within the city. Chapter 14 of the General Plan addresses the goals and objectives for the Eastern Territories Area Plan. The Eastern Territories Area Plan encompasses the Otay Ranch General Development Plan area and the Village Six project area.

2.1.2 Otay Ranch GDP/SRP

The Otay Ranch GDP/SRP includes plans for 11 urban villages, a golf course community, a resort village, the Planning Area 12, four industrial areas, and two rural estate planning areas. (These equate to a total of 14 villages and 5 planning areas in the GRP/SRP). Included are over 13,000 acres of open space.

The Otay Ranch GDP refers to the plan as adopted by the City of Chula Vista, while the SRP refers to the subregional plan adopted by the County of San Diego. Because the proposed SPA Plan for Village Six is within the city of Chula Vista, this plan is referred to as the Otay Ranch GDP.

The Otay Ranch GDP groups residential areas into "villages." The heart of the village is the village core. Per the guidelines in the GDP, village cores are strategically located within each village. These are mixed-use areas designed to contain essential facilities and services such as elementary schools, shops, civic facilities, child-care centers, local parks, and higher density housing.

In addition to establishing community-wide land use policies, the Otay Ranch GDP also required the preparation of an Overall Design Plan. The Overall Design Plan (1995)

presents a design context for the Otay Ranch and serves as a basis for Village Design Plans that are prepared as part of the SPA planning process.

2.1.3 SPA Plans

The Otay Ranch GDP is implemented through the establishment of SPA plans. The SPA plans implement the plans, goals, and objectives of the GDP, by defining land uses, development standards and zoning. Village Six is one of the eleven urban villages designated in the Otay Ranch GDP.

The SPA Plan establishes design criteria for the site and defines precisely the type and amount of development permitted. It establishes the City's standards for that development including open space provisions and major improvements to be constructed by the developer.

The proposed SPA Plan for Village Six is based on the provisions for this area that are provided in the GDP. The proposed SPA plan conforms to the GDP, and the specifics of the SPA plan are reviewed in this EIR.

The SPA Plan is composed of several regulatory documents that include: (1) Planned Community (PC) District Regulations, (2) an Air Quality Improvement Plan (AQIP), (3) a Water Conservation Plan (WCP), (4) a Public Facilities Financing Plan, (5) Parks, Recreation, Open Space, and Trails Plan, (6) an Affordable Housing Program, (7) Village Design Plans, and (8) a Non-Renewable Energy Conservation Plan (NRECP).

2.1.4 Implementing Permits and Maps

With the adoption of a SPA plan, specific development occurs with the approval of a variety of permits and maps. For the current project, there are two Conceptual Tentative Maps (each by a separate developer) being reviewed and a plan for the development of a church and private high school. The actual development of the project will require the approval of tentative maps (TMs) and grading plans for the allowable uses and the approval of conditional use permits for the church and private high school. The action to which this EIR applies is the approval of the SPA Plan for Village Six. It is anticipated that maps and permits, needed for project implementation, will be sufficiently similar to the program described in this report to minimize the need for subsequent environmental review. Each tentative map will be subject to a subsequent environmental review process.

At each stage of the Otay Ranch planning and development process there has been environmental review in accordance with CEQA. The environmental documents associated with each of the steps in the planning process are listed in Table 1-1 in the Executive Summary.

The current Second Tier EIR uses the information in these EIRs as a foundation for the assessment conducted here. They are each incorporated by reference. Where elements of those documents are critical to the understanding of the environmental effects of the adoption of the Village Six SPA Plan and associated actions, those elements are discussed in this document.

The Otay Ranch Program Final EIR (EIR 90-01, SCH #89010154) and the Sphere of Influence Update EIR (SCH #94041056) have addressed the development of Village Six. The Otay Ranch Program EIR was certified by the Chula Vista City Council and San Diego County Board of Supervisors on October 28, 1993. This Program EIR evaluated the entire 23,000 acres of the original development proposal for Otay Ranch. Potential significant environmental effects resulting from the implementation of the Otay Ranch GDP/SRP were identified for the issues of land use, landform alteration, biology, cultural resources, geology and soils, paleontology, agricultural resources, mineral resources, water quality, traffic, noise, air quality, public services, and hazards and risk of upset.

The Sphere of Influence Update EIR addressed the impacts associated with the inclusion of 12,718 acres of the Otay Ranch into the City of Chula Vista's Sphere of Influence boundary. The Sphere of Influence Update EIR and Mitigation Monitoring Program were certified by the City of Chula Vista on March 21, 1995.

This EIR incorporates by reference the Otay Ranch GDP/SRP Program EIR, the Chula Vista Sphere of Influence Update EIR, associated Mitigation Monitoring Program, and those documents listed in Table 1-1. These documents are available for review at the City of Chula Vista. This EIR contains information summarized from these prior documents to facilitate the reader's review of this document where necessary. These documents are available for review at the City of Chula Vista.

2.2 CEQA Requirements

2.2.1 Environmental Compliance

According to Public Resources Code section 21002.1, "The purpose of an EIR is to identify the significant effects of a project on the environment, to identify alternatives to the project and to indicate the manner in which those significant effects can be mitigated or avoided." This EIR has been prepared in accordance with the requirements of the City of Chula Vista Environmental Review Procedures and complies with all criteria, standards, and procedures of CEQA and the State CEQA Guidelines (California Code of Regulations, Section 15000 et seq.).

2.2.2 Environmental Review Procedure

The City of Chula Vista is the lead agency for this EIR preparation and review process. One of the responsibilities of the lead agency is to approve, disapprove, or otherwise carry out proposed projects. Public participation is important to the environmental review and final decision-making process. The following discussion provides the mechanisms by which this EIR may be reviewed by agencies, organizations, and the general public.

This EIR will be subject to review and comment by the public as well as other interested jurisdictions, agencies, and organizations. A public hearing will be held at the end of the 45-day State Clearinghouse public review period by the Planning Commission to gather verbal comments on the adequacy of the document.

Following public review, a final EIR will be prepared which will address the written comments received during the public review period and oral comments received during the public hearing process. The City of Chula Vista will review and consider the feedback from the public review incorporated into the final EIR in making their decision to approve, revise, or deny the proposed project.

2.2.3 EIR Format

CEQA and the CEQA Guidelines specify the contents of EIRs and require the EIR to clearly identify the location of the specified contents. CEQA and the Guidelines do not, however, specify the format within which those items shall be included. In this EIR, a topical organization has been followed so that most of the information related to a single issue or topic is presented within the same report section. Table 2-1 lists the CEQA Guidelines references for required contents and the location of each in this EIR. Technical studies and supporting materials are provided in the appendixes, which are bound under separate cover and are available for review at the City of Chula Vista Planning Department, 276 Fourth Avenue, Chula Vista, and the Chula Vista Public Library.

2.2.4 Notice of Preparation

In compliance with CEQA, the City of Chula Vista Planning Department circulated a Notice of Preparation (NOP) on August 5, 1999. That NOP was rescinded and a new NOP was circulated on April 5, 2001, to responsible agencies and other interested agencies, groups, and individuals.

This NOP addressed preparation of the Village Six EIR. Ten letters were received in response to the issuance of the NOP. All comments received were considered during preparation of the EIR. The NOP and comments are included in Appendix A.

TABLE 2-1 CEQA-REQUIRED EIR CONTENTS

CEQA Guidelines Section	Topic	Location in this EIR
15122	Table of Contents or Index	Table of Contents and this table
15123	Summary	Chapter 1
15124	Project Description	Chapter 2, with further details in each topical discussion in Chapter 4 as appropriate
15125	Environmental Setting	Summarized in Chapter 3, with more detail in the "Existing Conditions" section for each topic in Chapter 4
15126	Environmental Impact	
	(a) Significant Effects	"Impacts" sections of Chapter 5
	(b) Significant Effects Which Cannot Be Avoided	"Impacts" sections of Chapter 5
	(c) Mitigation Measures	"Mitigation" sections of Chapter 5
	(d) Alternatives	Chapter 10
	(e) Significant Irreversible Changes	Chapter 8
	(f) Growth Inducing Impacts	Chapter 7
15128	Effects Found Not To Be Significant	Chapter 9
15129	Organizations and Persons Consulted	Chapter 11
15130	Cumulative Impacts	Chapter 6
15148	Citations of Sources	Chapter 11

Based on the review of the past environmental documents, review of the project by City staff, and comments received in response to the Notice of Preparation, the following issues were determined to be potentially significant and are addressed:

Land Use, Planning and Zoning

Housing and Population

Landform Alteration/Aesthetics

Water Resources and Water Quality Transportation, Circulation and Access

Biological Resources

Air Quality

Cultural Resources

Noise

Geology and Soils

TVOISC

Paleontological Resources

Public Services and Utilities

Agricultural Resources

Hazards/Risk of Upset

These issues are discussed in detail in Section 5.0. The issue of mineral resources was determined not to be potentially significant during the scoping process.

3.0 PROJECT DESCRIPTION

3.1 Project Location

The Village Six project site encompasses an area of about 386 acres located in the city of Chula Vista, California (Figure 3-1). It is about four miles west of Interstate 805 and immediately east of the proposed alignment of State Route 125 (SR-125). The project area is bounded by the proposed alignments of SR-125 on the east, Olympic Parkway and Otay Lakes Road on the north, La Media Road on the west, and Birch Road on the south (Figure 3-2). The area is located in the north-central portion of the Otay Valley Parcel of the Otay Ranch GDP (Figure 3-3). Other planning areas bound Village Six, including Village Two to the west, Village Seven to the south, and Village Five to the north. SR-125 separates Village Six from Planning Area 12, an area designated "Freeway Commercial" located to the east. The impact area considered in this EIR totals 442.7 acres. This includes 386.4 acres within the project area and 56.3 acres in two borrow/storage areas.

3.2 Project Background

As noted above, Village Six is one of 11 urban villages in the Otay Ranch GDP. The Otay Ranch is a master-planned community encompassing approximately 23,000 acres and includes a broad range of residential, commercial, retail, and industrial development. Civic and community uses—such as libraries, parks, and schools—and about 11,375 acres preserved as open space are also included within the Otay Ranch. Each village is based on the "village concept" that blends multi-family homes and shops with parks, schools, and civic activities in a core area within the Village. The Village core is surrounded by single-family houses in secondary areas. All are tied together by pedestrian facilities.

The Otay Ranch GDP was adopted by the City of Chula Vista and the County of San Diego in October 1993. Both agencies were involved in the development and approval of the plan because the planning area included land falling within the jurisdiction of both agencies. The Otay Ranch GDP established goals and objectives for the development of the area. As part of the review and approval process for the GDP, a Program EIR was prepared.

Under the implementation program for the Otay Ranch GDP, SPA plans are required to be approved before final development entitlements can be considered. The proposed SPA Plan will further refine the development standards, land plans, goals, objectives, and policies for Village Six.







FIGURE 3-1

Regional Location
Village Six Otay Ranch Development Plan

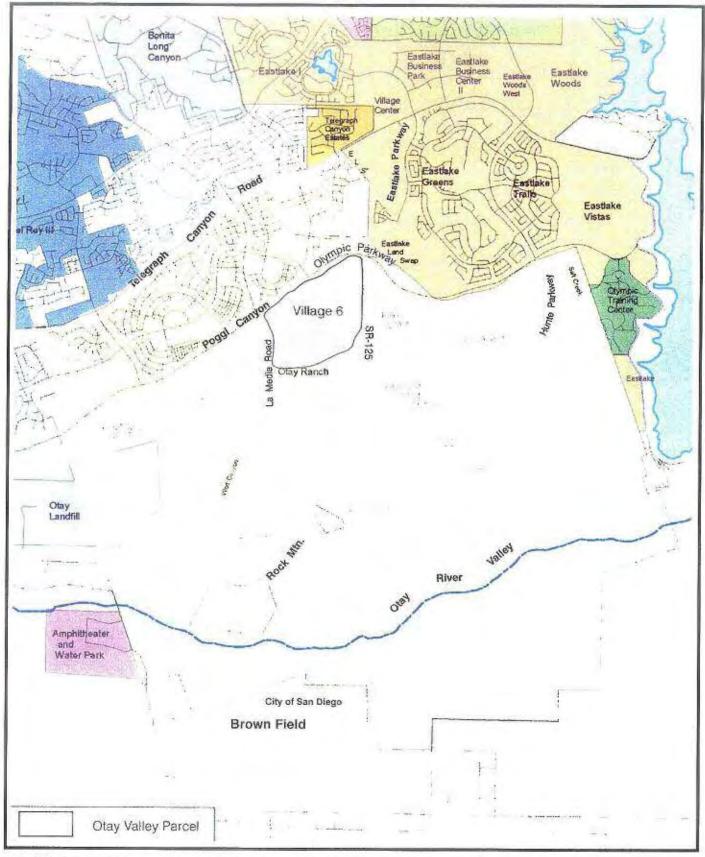






FIGURE 3-2

Otay Valley Parcel Village Six Otay Ranch Development Plan

FIGURE 3-3

Otay Ranch Parcels Village Six Otay Ranch Development Plan



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3.3 Project Characteristics

3.3.1 Village Six

The proposed Village Six SPA Plan proposes development of 2,086 dwelling units (883 single-family and 1,203 multi-family units) on approximately 237 acres. The remaining 149 aces would be developed with non-residential uses, including community purpose facilities, schools, a public park, commercial uses, open space, and circulation rights-of-way. Table 3-1 presents a tabulation of the proposed uses with the proposed project.

A private high school is proposed for the southern area of the project. Should the high school not be developed, the underlying land use would permit the construction of 146 single-family homes. If the single-family homes are built instead of the high school, the total number of units proposed for the project would be 2,232. Both the high school and the residential use options are considered in this document. A tentative map would have to be processed for these residential units to be developed, and subsequent environmental review would be completed by the City of Chula Vista. A private high school and associated church facilities are proposed in the southeast corner of the village within the areas designated R-11/S-2 and CPF-2, respectively. The high school is proposed to include 245,000 square feet of building space and associated outdoor activity areas. The school is anticipated to have a capacity of 2,200 students, a faculty of about 150, and a staff of approximately 50 employees.

Village Six is defined by the Otay Ranch GDP as an Urban Village, planned for transitoriented development. There are six categories of land use defined in the Village GDP Land Use Plan which include: residential designations of Low Medium Village (LMV), Medium High (MH), and Mixed Use (MU); a Park (P); an Elementary School (K6); and Open Space (O). Specific development guidelines have been established for each of these land use categories. These guidelines are summarized in Table 3-2. The proposed site utilization plan is provided in Figure 3-4.

There are currently three owners of land within Village Six: (1) the McMillin Land Development Company, (2) the Otay Ranch Company, and (3) the Catholic Diocese. The ownership boundaries are shown on Figure 3-5. Two Conceptual Tentative Maps have been prepared that serve as a basis for analysis in this report. The McMillin Development Company ownership (Area 1) and the Catholic Diocese property (Area 3) are included in one Conceptual Tentative Map and the Otay Ranch Company ownership (Area 2) is included on the second map. The allocation of land uses for each of these areas is summarized in Table 3-3.

TABLE 3-1 VILLAGE SIX NEIGHBORHOOD LAND USE SUMMARY

Neighborhood Area	Ownership Area	Land Use	Gross Acreage	Dwelling Units	Target DUs/Acre	
R-1	1	SF	26.2	105	4.0	
R-2a	2	SF	19.7	87	4,4	
R-2b	2	SF	21.3	115	5.4	
R-3	1	SF	35.6	159	4.5	
R-4	1	SF	20.4	92	4.5	
R-5	2	SF	16.6	111	6.7	
R-6	1	SF	20.4	126	6.2	
R-7a	2	SF	12.9	88	6.8	
Subtotal			173.1	883	5.1	
R-7b	2	MF	5.8	165	28.4	
R-8	2	MF	11.7	337	28.8	
R-9a	2	MF	21.8	163	7.5	
R-9b	2	MF	12.7	326	25.7	
R-10	1	MF	12.1	212	17.5	
R-11/S-2*	3	Private school	32.5			
Subtotal			64.1	1,203	18.8	
MU-1	2	Mixed use	3.0	N/A	N/A	
Subtotal		Comm.	3.0	N/A	N/A	
CPF-1	2	CPF site	5,2	N/A	N/A	
CPF-2	3	CPF site	11.5	N/A	N/A	
Subtotal			16.7	N/A	N/A	
P-1	2	Park	7.6	N/A	N/A	
Subtotal			7.6	N/A	N/A	
S-1	2	School	10.0	N/A	N/A	
Subtotal			10.0	N/A	N/A	
Open Space		O.S.	21,1	N/A	N/A	
Streets		Streets	58.3	N/A	N/A	
Subtotal			79.4	N/A	N/A	
OVERALL TOTAL	L		386.4	2.086*	5.4	

SOURCE: Village Six SPA Plan (February 2001).

NOTE: SF = single-family; MF = multi-family; comm. = commercial.

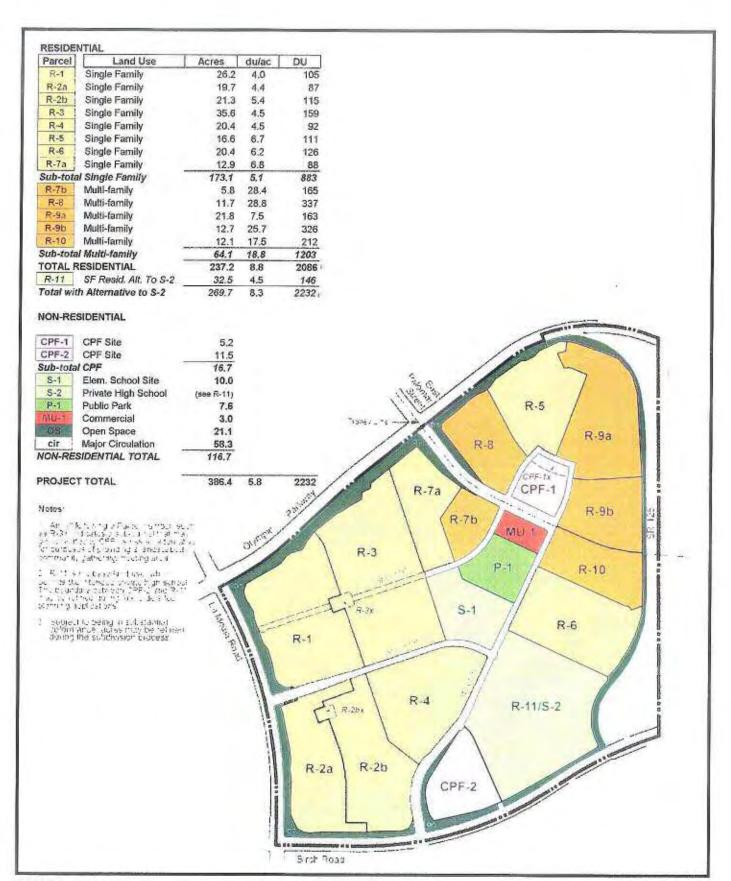
Ownership Area: 1 = McMillin; 2 = Otay Ranch; 3 = Catholic Diocese

^{*}R-11/S-2 is the 32.5-acre Catholic private school. If the high school is not constructed, 146 residential units will be constructed on the development footprint. This would result in a total of 2,232 residential units.

TABLE 3-2 DESCRIPTION OF LAND USE DESIGNATIONS

Symbol	Category	Description
LMV Low Medium Vil	Low Medium Village	The LMV category is permitted only in large-scale master planned communities containing a variety of uses, including commercial, designed and organized in a manner that encourages non-automotive travel and pedestrian orientation: a village. To ensure character differentiation and village viability, the LMV category requires specific area densities within the range of 3 to 6 dwelling units per acre. Therefore, LMV categories are accompanied by a specific density and number of homes. The density is not tied to any segment of the range. This housing type includes a wide variety of lot sizes, predominantly single-family, organized in patterns which contribute to a small-scale pedestrian-oriented community. The occurrence of some attached homes within this designation is consistent with the intent, as long as the character of the development area is consistent with the typical single-family neighborhood.
МН	Medium High (village core)	This category includes multi-family units such as town homes, garden apartments, and stacked flats, including flats over commercial. Densities within the range of 11 to 18 dwelling units per acre are appropriate. Mobile homes are also included in this category.
MU	Mixed Use (village core)	The most critical element of the village cores is mixed-use areas. Mixed land uses are provided in order to concentrate activities accessible to pedestrians. The creative mixing of uses enhances interaction and discourages multiple auto trips. The mixed-use development category is a combination of uses, befitting an energetic town-like environment. The mixed-use category promotes innovation and economic services to the village; therefore, there is flexibility in the standards.
CP/P	Community Park/Park	This overlay designation indicates the approximate location of community parks (CP) and neighborhood parks (P). These facilities are to be fixed in location at the SPA level.
OS	Open Space	These areas include management preserve, open space, regional park, and open space district areas. No dwelling units are allocated to these areas.

SOURCE: GDP Otay Ranch Land Use Designations Table, 1998.



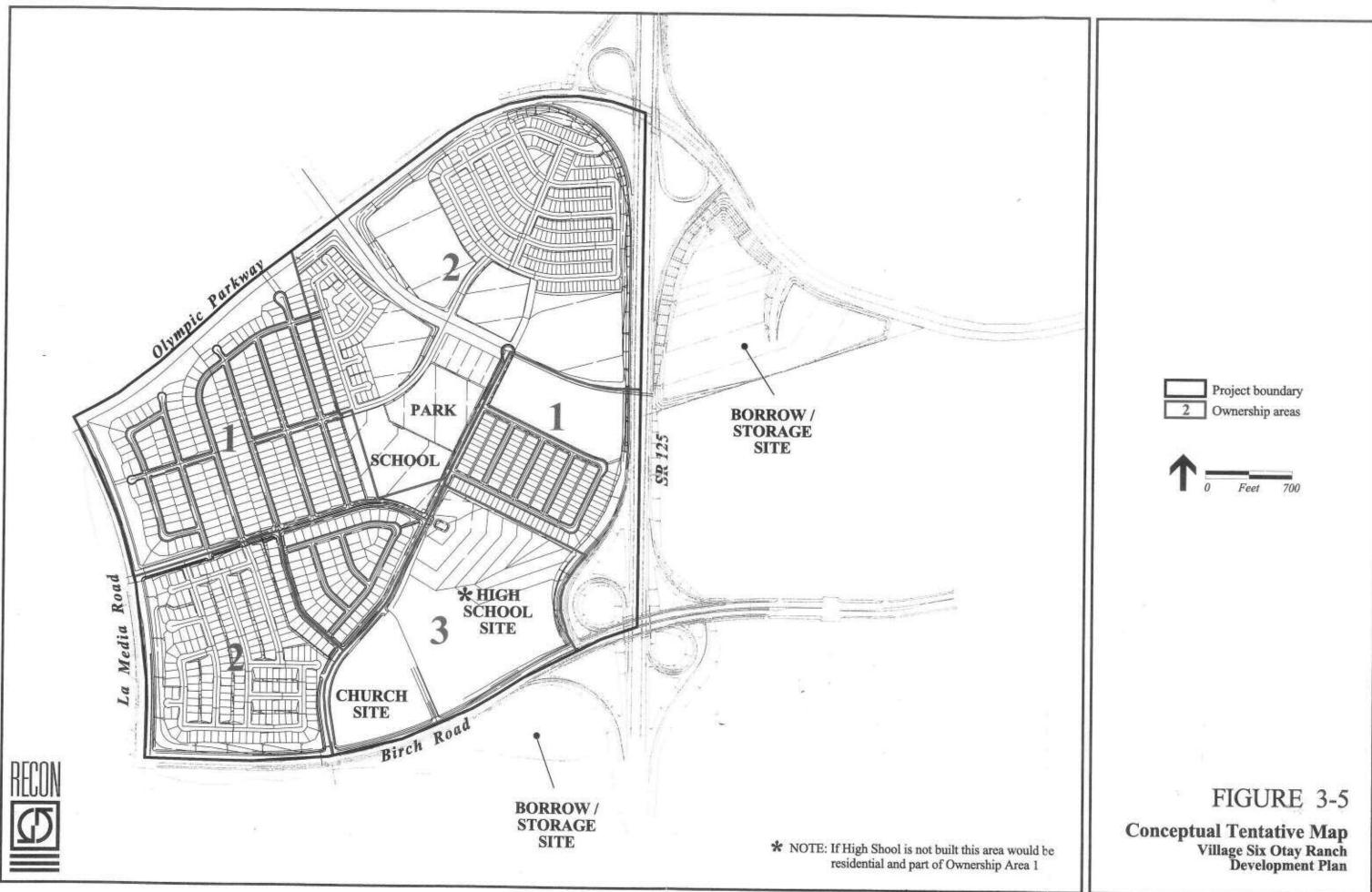


Map Source: Cinti Land Planning



FIGURE 3-4

Site Utilization Plan Village Six Otay Ranch Development Plan



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TABLE 3-3 LAND USES BY OWNERSHIP AREA

Ownership	Single-	family	Multi-	family	Mixed Use	Non-Residential	Total	
Area	Acres	Units	Acres	Units	Acres	Uses	Units	Acres
1	102.6	482	12.1	212	0	34.0	694	148.7
2	70.5	401	52.0	991	3	68.2	1,392	193.7
3						44.0		44.0
TOTAL	173.1	883	64.1	1,203	3	146.2	2,086	386.4

It should be noted that these Conceptual tentative maps evaluated in this EIR do not constitute official tentative map submittals. Tentative maps are not being considered for approval at this time. While it is anticipated that the ultimate tentative maps will be very similar to the Conceptual tentative maps presented here, there is some potential for modification prior to actual map adoption. The adoption of tentative maps is a discretionary action and will be subject to subsequent environmental review by the City of Chula Vista, as appropriate.

In addition to the need for tentative maps in the future, the development of the project reviewed in this EIR will also require conditional use permits (CUPs) and design review for the church and private high school project, as well as all CPF uses. Completion of these CUPs is part of the site plan review process specified in Section II.3.7.9 of the Village Six SPA. The review of this CUP is also a discretionary action subject to additional CEQA review. Multi-family projects will require Design Review Committee approval. The current conceptual site plan for the church and private high school is shown in Figure 3-6.

3.3.2 Single-Family Residential

A total of 883 single-family dwelling units are proposed on 173.1 gross acres within the project area. These units would be distributed throughout eight neighborhoods. Neighborhood densities would range from 4.0 to 6.8 dwelling units per acre with lot sizes ranging from 3,000 to 8,000 square feet. Small-lot single-family homes and alley product types are proposed in neighborhoods designated for the highest densities. If the high school is not built in Neighborhood R-11/S-2, 146 additional single-family homes could be constructed on 32.5 acres, for a total of 1,029 single-family dwelling units.

3.3.3 Multi-Family Residential

A total of 1,203 multi-family dwelling units with densities ranging from 7.5 to 28.8 dwelling units per acre are proposed on 64.1 gross acres in the village core. Five multi-family neighborhoods are proposed within the northeastern portion of the village. Multi-family dwelling units would be two to either three or four stories tall in the village core

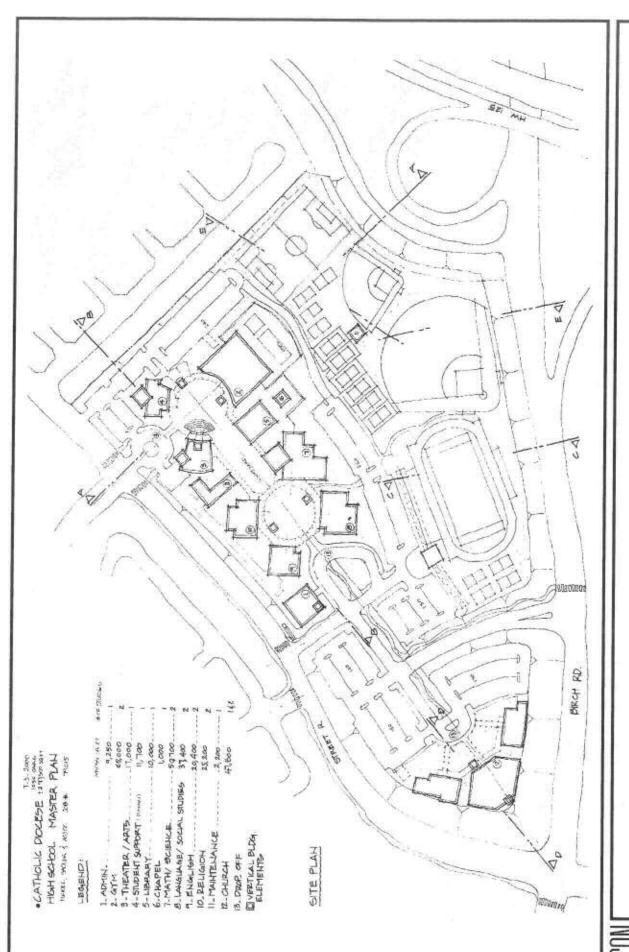


FIGURE 3-6 Proposed Church and Private High School Conceptual Site Plan Village Six Otay Ranch Developm Plan



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with building heights decreasing towards the periphery. Multi-family neighborhoods are planned to separate the village core commercial and civic uses from SR-125 and the area designated as Freeway Commercial to the east.

3.3.4 Parks and Regional Preserve

New development in the city of Chula Vista is required to provide public parkland, improved to City standards and dedicated to the City. Parkland dedication requirements are specified in Section 17.10.040 of the Chula Vista Municipal Code. The Parkland Dedication Ordinance requires 3 acres of neighborhood and community park per 1,000 residents. The proposed project meets a portion of this these-requirements with a 7.6-gross-acre (7.0 net acres) neighborhood park proposed adjacent to the elementary school site, within the village core. The balance of this local park obligation will be met off-site in a future community park site.

The preserve conveyance standard requires 1.188 acres of preserve land per developable acre (excluding arterial streets, SR-125, public parks, and schools), which results in a conveyance requirement of 395.28 acres to the Otav Ranch regional-preserve.

3.3.5 Schools

There is a proposed elementary school centrally located withinto proposed residential neighborhoods. The 10-acre school parcel is sited at the southwest end of the village core area adjacent to the proposed park. As noted above, a private high school is being considered for Parcel R-11/S-2, a 32.5-acre parcel located adjacent to the intersection of Birch Road and the proposed alignment of SR-125.

3.3.6 Community Purpose Facilities

Two CPF areas are proposed within the project area. A 5.2-acre parcel (CPF-1) is located within the village core adjacent to the trolley station at East Palomar and an 11.5-acre site (CPF-2) is located in the south-central portion of the project adjacent to Birch Road. All CPF uses would require a CUP.

This EIR considers potential uses for these CPF sites. The Catholic Diocese owns CPF-2, which is a proposed church site, and the Otay Ranch Company owns CPF-1. The church on CPF-2 would include about 45,000 square feet of building space with a sanctuary, chapel, parish hall, eight classrooms, and administrative and support space. Parking, ingress, and egress are provided in support of this proposed use. A specific CPF use has not been proposed for CPF-1. The analysis in this report considers allowable CPF uses on this site.

The private high school is proposed for an area to the east of the church site. The private high school is not a CPF use. Under the current design, the high school and the church share a unified site plan.

There are three areas designated on the site utilization plan as "common useable open space." These are designated as CPF-1x, R-2bx, and R-3x on Figure 3-4. These common useable open spaces could receive CPF credit.

3.3.7 Mixed Use

Approximately 3.0 acres of Mixed Use are proposed. Additionally, the SPA Plan provides a list of allowed administrative services, professional services, general commercial uses, public/semi-public uses, and other uses. More intensive commercial use types would be permitted only after approval of a CUP. Residential uses are allowed but none are allocated at this time.

Circulation System

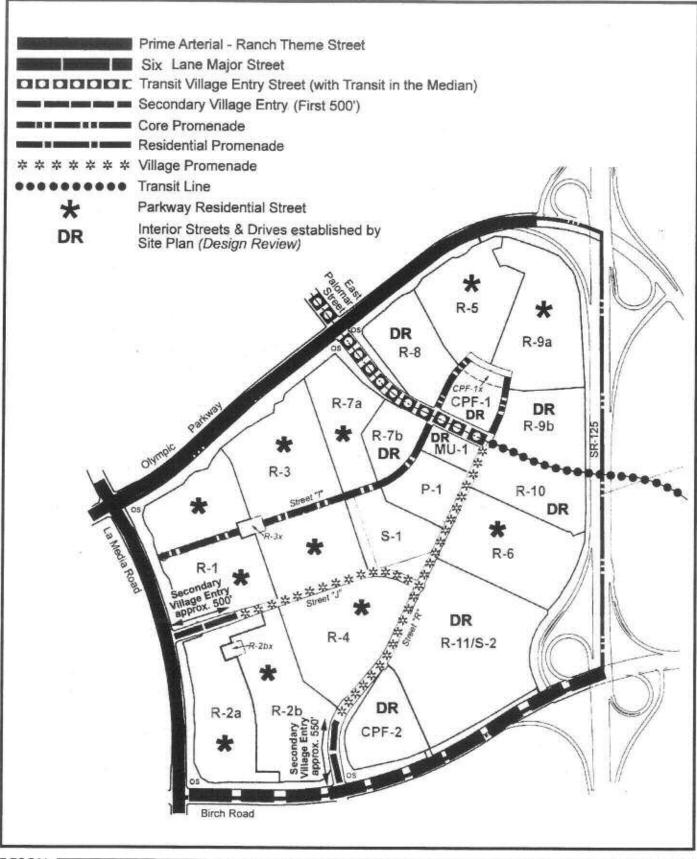
The proposed circulation system for the project is illustrated in Figure 3-7. The planned system includes both roadways and regional transit. Circulation element roadways in and adjacent to the project area and their classification are listed in Table 3-4. In addition to the circulation element roadways, there are internal streets, which provide circulation within the village.

TABLE 3-4 CIRCULATION ELEMENT ROADWAYS AND INTERNAL STREETS

Roadway	Classification	
Olympic Parkway	Prime Arterial	
La Media Road	Prime Arterial	
Birch Road	Six-Lane Major Road*	
East Palomar Road	Village Entry Street	
Street R	Secondary Village Entry/Residential Promenade	
Street J	Secondary Village Entry/Residential Promenade	
Street I	Residential Promenade	

^{*}subject to the GDP amendment.

The Otay Ranch GDP calls for transit-oriented development. Consistent with the GDP, the village core has a designated <u>light rail trolley</u>-station and would contain the right-of-way for the future light rail alignment and transit station. It is possible that the rail alignment may be used by rubber wheeled transit or rail based transit. The station is planned to be located in the village core adjacent to the commercial area. In addition, bus





Map Source: Cinti Land Planning



FIGURE 3-7
Circulation

Village Six Otay Ranch Development Plan

lines are proposed for public transit service from neighboring villages to facilitate transit use.

The circulation plan for this project proposes a system that would extend existing roadways, including La Media Road and Birch Road. East Palomar Street would continue from Village Five into Village Six as a Village Entry Street. A Village Entry Street is one of several roadways that will provide multiple routes within the villages of Otay Ranch. The first 500 feet of Streets J and R would be designated as Secondary Village Entry streets.

All new road construction would provide facilities for vehicular and non-vehicular modes of transportation, including roads and, variably, pedestrian trails and bicycle routes. Primary access would be provided at the intersection of Olympic Parkway and East Palomar StreetRoad. Additional village access points would be available from La Media Road and Birch Road. The future construction of SR-125 would provide additional north-south access directly to the project via Olympic Parkway and Birch Road.

3.3.8 Open Space and Trails

The proposed site utilization plan shows 21 acres to be dedicated as open space in an average 75-foot buffer around the perimeter of the village. Proposed open space within Village Six is designed to provide landscaped buffer areas and to protect slopes and scenic corridors. Open space areas along Poggi Canyon would be located outside of neighborhood boundaries.

Olympic Parkway and La Media Road include a 10-foot-wide off-street trail for pedestrians and bicycle use within the right-of-way. Birch Road would be constructed with bike lanes adjacent to the curb on both sides of the street. The Additional 15-foot-wide off-street village pathway is paths are proposed along the Village Entry and narrows to a 10-foot paved village pathway paths along Secondary Village Entry; and Residential Promenade streets. Off-street paths The village pathway will be part outside of the right-of-way and will be 15 feet wide to accommodate electric carts. A pedestrian bridge cart/pedestrian/bicycle overpass connecting to Village Five would also be provided over Olympic Parkway. A pedestrian bridge Overpasses—will also be provided to Villages Two over La Mediaand—Seven. The village pathway is intended to serve carts, pedestrians, and bicycles.

3.3.9 Phasing

The Village Six project is proposed to be developed in four non-sequential phases (Figure 3-8). Colors are used in this phasing plan to emphasize the fact that specific developments are not designed to be sequential. Rather, phasing is based upon the demand from existing development and projects with various entitlements through the

Color = Phase Identifier = Phasing established by need (Refer to Public Facilities Financing Plan) Yellow 19-70 SR-125 R-3 R-10 Blue R-6 Blue R-4 R-11/S-2 Red Green CFF-2 Birch Road



Map Source: Cinti Land Planning



FIGURE 3-8

Phasing

Village Six Otay Ranch Development Plan

year 2010. Development phasing is tied to the ability to service the project. Development phasing is established to limit or reduce certain actions until specific steps are taken to guarantee public facilities will be available.

As an applicant receives each succeeding development approval, the applicant must perform required steps leading to the timely provision of the required facility. Failure to perform the required step would curtail additional development approvals.

The SPA Plan Public Facilities Finance Plan, adopted as part of the SPA Plan, establishes a transportation phasing program with specific improvements and timing of circulation improvements. This phasing plan is intended to maintain the levels of service established in the City's Threshold Standards in the City's Growth Management Element of the General Plan.

3.3.10 Grading

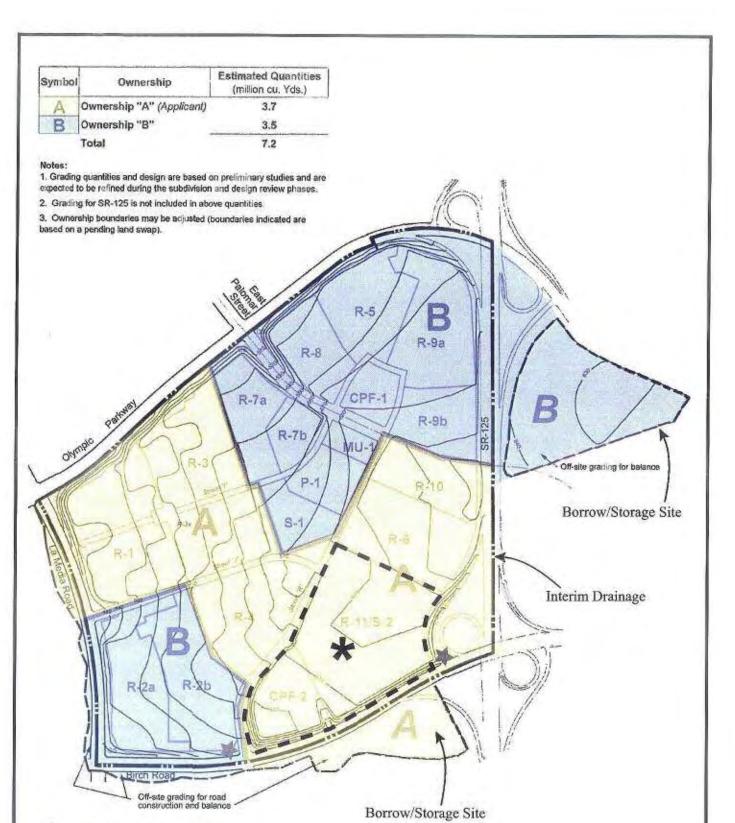
As shown in Figure 3-9, the entire Village Six site would be graded. Approximately 7.2 million cubic yards of earthwork is proposed in two or more separate operations as a part of the project. All graded material would be reused on-site to achieve balanced earthwork. The Village Core will be generally flat and grading will be designed to be sensitive to the requirements for the regional transit.

Grading design is coordinated in consideration of the preliminary profiles for SR-125 provided by California Transportation Ventures. based upon meeting the elevations established within the SR-125 right of way. Grading for SR-125 is not a part of the proposed project and, therefore, is not included in the 7.2-million-cubic-yard estimate. Final grading design would be determined during the grading permit process.

A 14.3-acre borrow/storage site will be located south of Birch Road and will be used for the borrowing or storage of up to 300,000 cubic yards of material. Any borrow or storage of material would conform to the existing sloped topography and would be accomplished so as to minimize the need for additional movement of earth for the construction of Village Seven. Finished grade for Village Seven will slope down towards Birch Road.

A 42-acre borrow/storage site would be located east of SR-125 within Planning Area 12 and will be used for the borrowing or storage of up to one million cubic yards of material. The elevation of the borrow/storage site would be lowered from the existing elevations in anticipation of the future development for Freeway Commercial uses. The locations of these borrow sites are shown on Figure 3-5.

It should be noted that there is currently a discussion underway that the northeastern portion of the project site may be used as a disposal area for excess soil resulting from the construction of Olympic Parkwayarea roads. This use of the site has not been established





Potential Interim Detention Basins



🌟 This area is proposed to be developed as a church and private high school and is now under ownership by the Catholic Diocese.



Map Source: Cinti Land Planning



FIGURE 3-9

Grading Plan

Village Six Otay Ranch Development Plan

or proposed at this time and is not specifically evaluated in this EIR. At such time that a specific proposal is made to place fill on this portion of the site, environmental review of that action would be necessary. Such an action, should it be proposed, will be considered under a separate environmental review process.

3.3.11 Infrastructure Improvements

The Otay Water District would supply potable water to the project area. The proposed potable water mains for the project area would be connected to the 16-inch transmission main currently being installed in La Media Road and East Palomar Street. These lines connect to an existing 20-inch transmission main in Telegraph Canyon Road.

There is also an existing 20-inch transmission main in EastLake Parkway east of Village Six. An extension of the existing main in EastLake Parkway would be needed to serve Village Six.

Consistent with the Otay Ranch General Development Plan, a dual system for potable and recycled water will be constructed. Recycled water will be used <u>if available</u> to irrigate street landscaping areas, manufactured slopes along open space slope areas, and parks. Recycled water may not be used in parkways, because parkways are being maintained by homeowners. Recycled water for irrigation in parkways will be allowed only if maintained by a Community Facility District (CFD) or a Homeowners Association (HOA).

Recycled water supply is currently available to the Otay Ranch area from the 1.3 million gallons per day (mgd) capacity Ralph W. Chapman Water Recycling Facility located near the intersection of Singer Lane and Highway 94. The Chapman facility has a maximum capacity of 1.1 mgd. OWD will supply potable water to the recycled system when high demand exceeds the available capacity. Supplemental recycled water supply will be available from the City of San Diego's planned 15-mgd capacity South Bay Water Reclamation Plant, to be located in the Tijuana River valley near the Mexican border.

Recycled water will be supplied to Village Six through connections to the planned 12inch 680 recycled zone main in La Media Road and the existing 16-inch 950 recycled zone main in EastLake Parkway.

Project sewage flows would be collected by an on-site trunk sewer line, then connect with flows traveling through <u>East Palomar Street</u>, Birch Road, and La Media Road to the <u>Poggi Canyon Interceptor</u>.

3.4 Project Objectives

As specified in the Village Six SPA plan, the objectives of the proposed project are detailed as follows:

- Implement the goals, objectives, and policies of the Chula Vista General Plan, particularly the Otay Ranch General Development Plan.
- Implement Chula Vista's Growth Management Program to ensure that public facilities are provided in a timely manner and financed by the parties creating the demand for, and benefiting from, the improvements.
- Foster development patterns that promote orderly growth and prevent urban sprawl.
- Maintain and enhance a sense of community identity within the city of Chula Vista and surrounding neighborhoods.
- Establish a pedestrian-oriented village with an intense urban core to reduce reliance on the automobile and promote walking, and use of bicycles, buses, and regional transit.
- Promote synergistic uses between villages to balance activities, services, and facilities.
- Accentuate the relationship of the land plan with its natural setting and the
 physical character of the region, and promote effective management of natural
 resources by concentrating development into less sensitive areas, while preserving
 large contiguous open space areas with sensitive resources.
- Contribute to the unique Otay Ranch image and identity that differentiates Otay Ranch from other communities.
- Wisely manage limited physical resources.
- Implement development consistent with the provisions of the Otay Ranch resource conservation and management plans.
- Establish a land use and facility plan that assures village viability in consideration of existing and anticipated economic conditions.

3.5 <u>Discretionary Actions</u>

The discretionary actions to be taken by the City Council of the City of Chula Vista include the adoption of a SPA Plan for Village Six and the reclassification of Birch Road between La Media and SR-125 from a four-lane major to a six-lane major arterial. This reclassification requires amendments to the Otay Ranch GDP and the Circulation Element of the General Plan. This reclassification of Birch Road is only necessary if the reclassification of this segment of Birch Road is not adopted by the City prior to the

approval of the Village Six SPA plan. The City Council will also determine whether this EIR is complete and in compliance with CEQA as part of the certification process.

With the adoption of a SPA Plan, specific development can occur only after the approval of a variety of permits and maps. Subsequent environmental review will be required for the tentative maps and conditional use permits. The actions to which this EIR applies are the adoption of the SPA Plan for Village Six, and the amendments to the Otay Ranch GDP and Circulation Element of the General Plan necessary to reclassify Birch Road to a six-lane major arterial.

4.0 ENVIRONMENTAL SETTING

The environmental setting for the project area is provided in this section. A more detailed description of the existing conditions is provided at the beginning of each impact issue area addressed in Section 5.0, Environmental Impact Analysis. Information related to the environmental setting contained within the Otay Ranch GDP Program EIR (EIR 90-01) and Sphere of Influence Update EIR (EIR 94-03) is also incorporated by reference into this EIR.

4.1 Location

Otay Ranch lies within the approximately 37,585-acre Eastern Territories Planning Area of the city of Chula Vista. Interstate 805 bounds the Eastern Territories Planning Area on the west, San Miguel Mountain and State Route 54 on the north, the Otay Reservoirs and the Jamul foothills on the east, and the Otay River valley on the south. Otay Ranch Village Six is located roughly in the center of the Eastern Territories Planning Area.

The Village Six project area is located in the north-central portion of the Otay Valley Parcel of the Otay Ranch General Development Plan. The Village Six SPA project area includes approximately 386.4 acres and is bounded by the proposed alignments of SR-125 on the east, Olympic Parkway on the north, La Media Road on the west, and Birch Road on the south. There are also off-site borrow/storage locations that lie to the south and east of the project area.

To the north, the project area is immediately adjacent to Otay Ranch Village Five, which is currently under construction per the approved Otay Ranch SPA One Plan. Additional future urban development will be located on the adjacent Otay Ranch properties, Village Two to the west, Village Seven to the south, and the Freeway Commercial portion of the Planning Area 12 to the east across SR-125.

4.2 Climate

The climate of the region which encompassed the city of Chula Vista is characterized by warm, dry summers and mild, wet winters. Clear skies predominate for much of the year due to a semi-permanent high-pressure cell located over the Pacific Ocean. This high-pressure cell also drives the dominant onshore circulation and helps to create subsidence and radiation temperature inversions. Subsidence inversions occur during the warmer months when descending air associated with the high-pressure cell comes in contact with cool marine air. Radiation inversions typically occur on winter nights when air near the ground cools by radiation and the air aloft remains warm.

4.3 Landform and Vegetation

The Village Six SPA is located within the coastal plain of the Peninsular Range, which is underlain by sedimentary formations. This region consists of broad, gentle mesas traversed by smaller canyons of the Otay River valley. A series of rolling east/west-oriented ridgelines, with intervening channels draining to the west, exist in the project vicinity. Elevations on-site range from approximately 630 feet above mean sea level (MSL) in the eastern portion to approximately 410 feet above MSL.

The northern boundary of Village Six abuts Poggi Canyon and the graded Olympic Parkway right-of-way. The southern boundary of the project area is formed by an unnamed east-west drainage channel. Two mesas and an intervening minor drainage channel comprise the remaining landforms in Village Six. Olympic Parkway has recently been constructed in Poggi Canyon with the resulting configuration of the canyon consisting of an engineered channel with natural features.

The project area is traversed by a system of dirt roads and cattle trails and consists of active and fallow agricultural lands that have been historically cultivated and grazed. No sensitive vegetation occurs within the project area. The dominant plant species are non-native grasses with secondary species consisting of Russian thistle, mustard, and dove weed.

There has been some grading on the project site associated with the construction of Olympic Parkway. In the northwest corner of the site, a borrow/fill site exists. This site was used as a borrow site for materials used in the construction of Olympic Parkway, and as a disposal site for excess material from construction activities at Village 5 to the north.

4.4 Access

Access to the project area will be provided via Olympic Parkway, an east-west arterial, which forms the northern boundary of Village Six and La Media Road, a north-south arterial, which aligns the project area's western boundary. The extension of both arterials to the Village Six boundary will be completed in conjunction with the development of Otay Ranch SPA One. Birch Road, Olympic Parkway, and La Media will provide access to the project area. Regional access to Village Six is provided by I-805, which is located approximately four miles west of the project site and, once constructed, the proposed alignment of SR-125 will provide additional access east of the project area.

4.5 Surrounding Land Uses

Historically, the Otay Valley parcel of the Otay Ranch property has been used for ranching, grazing, dry farming, and truck farming activities. Remnants of the Otay Ranch Farm Complex are located approximately 300 feet to the west of Village Six at its

southwest corner. Otay Ranch SPA One is located to the north and northeast of the project area. SPA One includes Village One and Village Five, which are currently under construction, and the construction of Olympic Parkway along the northern edge of Village Six within Poggi Canyon. Village Five, which is defined as an urban village, is separated from Village Six by Olympic Parkway and a linear open space system in Poggi Canyon.

Village Seven, another urban village, lies to the south of the project area and is separated from Village Six by Birch Road, a major arterial. Village Two is immediately west of Village Six, across La Media Road. The proposed alignment of SR-125 defines the eastern edge of the project area.

5.0 ENVIRONMENTAL IMPACT ANALYSIS

As required by CEQA, this section addresses the existing conditions for each impact area, identifies potential environmental impacts, and presents mitigation measures for those environmental impacts that are deemed significant. This EIR examines all of the environmental issue areas identified in the City of Chula Vista Initial Study Checklist. The analysis focuses on project-specific impacts related to the development of the Village Six SPA Plan and associated implementation actions. Each environmental impact issue area is addressed according to the following format:

Existing Conditions: This section discusses the existing physical environment, current services, and regulating plans and policies applicable to the project area and vicinity as appropriate to the issue.

Thresholds of Significance: This section provides standards by which environmental impacts are measured. Based on this criterion, project impacts can be classified as significant and unmitigated, potentially significant and mitigated below a level of significance, or less than significant.

Impacts: This section provides a discussion of the potential effects that would result from implementation of the proposed project. Both qualitative and quantitative analyses are included based on the proposed land uses identified in the Project Description (Section 3.0).

Level of Significance Prior to Mitigation: This section evaluates the significance of impacts that would occur if the project is implemented as proposed.

Mitigation Measures: This section provides mitigation measures as required by the City of Chula Vista to address potentially significant impacts.

Level of Significance After Mitigation: This section provides a final determination of impact significance after the required mitigation measures are implemented.

Areas of Potential Environmental Impact

Potential environmental impacts of the proposed project were identified by agencies and the public through Notice of Preparation comment letters pursuant to Section 15123(b)(2) of the CEQA Guidelines. The City of Chula Vista identified additional areas of potentially significant impacts through an environmental checklist process. Technical studies were then required for biological resources, cultural resources, geology and soils, paleontological resources, water resources and water quality, transportation, air quality, and noise. The following issues are addressed in this section.

- Land Use, Planning, and Zoning
- Landform Alteration/Aesthetics
- Biological Resources
- Cultural Resources
- · Geology and Soils
- · Paleontological Resources
- Agricultural Resources
- Population and Housing

- Water Resources and Water Quality
- Transportation, Circulation, and Access
- Air Quality
- Noise
- · Public Services and Utilities
- Hazards/Risk of Upset

Section 6.0 of the SEIR includes a discussion of other long-term environmental issues, including potential cumulative environmental impacts resulting from implementation of the proposed project.

5.1 Land Use

Section 3.1, Land Use, Planning, and Zoning, of the Otay Ranch GDP Program EIR (Program EIR 90-01) analyzed the existing conditions, potential impacts, and mitigation measures related to the existing and proposed land uses for the Otay Ranch GDP. Performance standards are derived from the Otay Ranch GDP Program EIR and subsequent first tier EIRs. Specific measures correspond to Section 4.9 of the Program EIR for the GDP. The following discussion focuses on the project-specific impacts to land use, planning, and zoning that would result with implementation of the Village Six SPA Plan.

5.1.1 Existing Conditions

On-Site and Surrounding Land Use Characteristics

Historically, the Otay Valley parcel of the Otay Ranch, which includes the Village Six project area, has been used for ranching, grazing, dry farming, and truck farming activities. Remnants of the Otay Ranch Farm Complex are located approximately 300 feet to the west of the project area at its southwest corner. The project area is currently vacant, unoccupied, and in an unimproved condition.

Otay Ranch SPA One, which is located to the north and northeast of the project area, includes Village One and Village Five, construction of which are under way. Other surrounding land use designations include Village Two to the west, Village Seven to the south, Planning Area 12–Freeway Commercial to the east, and the Eastern Urban Center to the southeast all of which do not have approved SPA plans as yet. Village Five is separated from the Village Six SPA Plan area by a major arterial (Olympic Parkway) and a linear open space system (Poggi Canyon). Otay Ranch SPA One includes the construction of Olympic Parkway along the northern edge of Village Six within Poggi Canyon. Village Seven is also separated from the project area by a major arterial (Birch Road) and Village Two is across La Media Road. The proposed alignment of SR-125 defines the eastern edge of the project area.

Regulatory Documents, Plans, and Policies

The following section describes the regulatory documents, plans, and policies relevant to the proposed project. These include including the City's General Plan, the Otay Ranch GDP (City of Chula Vista 1996a), zoning, the Otay Ranch Resource Management Plan (City of Chula Vista 1996b), the Multiple Species Conservation Program, and the San Diego Association of Government's Growth Management Plan and Strategy.

City of Chula Vista General Plan

The General Plan Land Use Map designates the Village Six project area for low-medium density village residential at three to six dwelling units per acre, distributed around a village core which includes higher density single- and multi-family residential use, an elementary school site, a mixed-use site, and a neighborhood park site.

The General Plan and its policies describe the following characteristics of a "village":

- A planned community with an individual, unique character;
- Designed to encourage mass transit and non-automotive forms of transportation and not physically oriented to prime arterials or major roads;
- Planned with higher intensity medium and medium-high density residential uses concentrated as part of the mixed commercial and community use village core focal point with single-family residential development surrounding the core areas; and
- Designed with optimal placement of open space and recreational areas to serve village residents.

The General Plan designates the peripheral areas of the project area as open space with surrounding land use designations including low-medium village residential to the north, west, and south and a community park to the southwest. The General Plan also identifies the SR-125 corridor adjacent to Village Six to the east. Land on the eastern side of SR-125 is designated Freeway Commercial and land to the southeast is designated as the Eastern Urban Center.

Otay Ranch GDP

Village Six is defined by the Otay Ranch GDP as an Urban Village, planned for transitoriented development. There are six categories of land use within the project area: residential designations of Low Medium Village (LMV), Medium High (MH), and Mixed Use (MU); a Community Park (CP/P); an Elementary School (K6); and Open Space (O). Specific development guidelines have been established for each of these land use categories.

According to the Otay Ranch GDP, consistency of the SPA Plan and subsequent discretionary applications are evaluated by the following criteria (GDP Part II, Chapter 1, Section E, Subsection 2):

Total land use acres for each individual village may not vary by greater than 15
percent of the designated acres as indicated on the overall project summary table of
the Otay Ranch GDP, except for the reasons of environmental/wildlife corridor
reservations.

- Mixed-use and medium-high and high density residential uses for a village may not exceed the Otay Ranch GDP specified acres as indicated on the overall project summary table of the Otay Ranch GDP, except as permitted by transfer, consistent with the Otay Ranch GDP requirements.
- Units may be moved between villages in response to the location of major public facilities, i.e., schools.
- The total number of units within a village may not exceed the total number of units as indicated on the Overall Project Summary Exhibit of the Otay Ranch GDP for that village.
- If the residential development area is reduced at the SPA level, priority should be given to preserving the amount of land devoted to higher densities supporting transit and pedestrian orientation.
- The Otay Ranch Overall Design Plan shall be accepted prior to or concurrent with the approval of the first SPA, and shall be subject to review and approval by the City of Chula Vista and County of San Diego.

Village Character Policies:

- o The village character should be guided by the following qualities:
- Location adjacent to Poggi Canyon, an open space scenic corridor.
- Location along the proposed light rail transit route.
- Views to the mountains on the east, southeast, and northeast.
- Compatibility and linkage with Villages Two and Seven.
- Village Six shall promote uses and activities which encourage ridership and services for transit users.

Village Core Policies:

- A transit stop shall be reserved in the village core at the SPA level and irrevocably offered for dedication at the tentative map level.
- The number of homes identified for the village core represents an urban planning goal. Reductions in the number of multi-family units may be

- approved as long as sufficient densities are provided to support bus and light rail transit.
- Some services for users outside the village may be provided in the village core.
- The village core shall be sited to ensure its separation from the regional uses in the Eastern Urban Center.

Parks and Open Space Policies:

- Open space areas adjacent to Poggi Canyon identified on the GDP/SRP Land Use Map shall be preserved outside of individual private lots. Open space character along the canyon shall conform to landscape concepts developed at the SPA level and the guidelines established in the Overall Ranch Design Plan. Setbacks and landscaping shall be provided along East Orange Avenue in keeping with open space scenic corridor guidelines in the Overall Ranch Design Plan (requirements set forth in Section E, Implementation).
- Potential SR-125 shall be considered in the placement of uses and buffers.
- A modest landscaped buffer shall be provided along the village edge, due to the absence of significant environmental constraints.
- Pedestrian links to other villages and the overall greenbelt, open space, and recreational systems shall be provided in Village Six.
- Lot lines and grading shall not extend into the open space scenic corridor along Poggi Canyon.

Other Village Six Policies:

- o Site planning shall minimize noise impacts and conflicts with SR-125.
- Right-of-way for a transit line shall be reserved at the SPA level and irrevocably offered for dedication at the tentative map level.
- o Landform grading guidelines for the edge of Poggi Canyon shall be developed as part of the Village Design Plan at the SPA level. These specific guidelines shall be consistent with the definition and standards established in the Overall Ranch Design Plan.

According to the Otay Ranch GDP, the character of Village Six is guided, in part, by its proximity to Poggi Canyon, which is a designated Scenic Corridor. The Otay Ranch GDP requires that open space along Poggi Canyon is preserved outside of individual private lots; lot grading does not extend into the corridor; and landform grading guidelines for the edge of Poggi Canyon are developed as part of the Village Design Plan at the SPA level. In addition, the Otay Ranch GDP requires that setbacks are provided in keeping with the open space scenic corridor guidelines.

The character of the project area is also guided by its location along the proposed light rail transit route. The Otay Ranch GDP requires that Village Six promote uses and activities that encourage ridership and provides services for transit users. In addition, the Otay Ranch GDP requires that the project area be designed to provide compatibility with pedestrian linkages to Village Two to the west and with Village Seven to the south.

Zoning

The Planned Community Zone (Chapter 19.48, C.V. Zoning Ordinance) of the City of Chula Vista was implemented in conjunction with the adoption of the Otay Ranch GDP. The primary purpose of the Planned Community (PC) zone is to provide for orderly preplanning and long-term development of large tracts of land. The majority of the land in the Eastern Territories Area Plan is zoned for PC use and Otay Ranch, which lies entirely within the City's General Plan area, was prezoned for PC use as part of the Otay Ranch GDP approval process. The SPA Plan implements zoning for this property.

Otay Ranch Resource Management Plan

The Otay Ranch Resource Management Plan (RMP) was adopted in the 1993 GDP in order to establish a permanent open space preserve within Otay Ranch. The purpose of the Otay Ranch Preserve is the protection and enhancement of biological, paleontological, cultural, and scenic resources. RMP objectives include ensuring biological diversity and promotion of the survival and recovery of native species and habitats. The RMP identifies an open space system of 11,375 acres dedicated within the Otay Ranch. The Otay Ranch Preserve would also connect large areas of open space through a series of wildlife corridors. The preserve would cover portions of Salt Creek Canyon to Otay Valley. The preserve boundaries from the RMP have been incorporated into the adopted GDP. The preserve/development boundary of the GDP is consistent with the objectives, policies, and criteria established in the RMP.

The RMP incorporates a Preserve Conveyance Plan as a transfer mechanism for land with high-quality resources. The RMP identifies vernal pools, coastal sage scrub habitat, coastal California gnatcatcher population area, and potential wetlands restoration areas as important target lands. The RMP includes conveyance procedures for dedicating parcels of land to the resource preserve and for determining the proportionate share for each

village. The Otay Ranch GDP identified that the entire Otay Ranch area contained 9,575 developable acres. The conveyance ratio for all development is 1.188 acres for each net acre of project area. Conveyance is required prior to the approval of final maps. The estimated conveyance obligation of 11,375 acres to the Otay Ranch Preserve would be met on a village-by-village basis.

Multiple Species Conservation Program

The Multiple Species Conservation Program (MSCP) is a comprehensive, long-term habitat conservation plan that addresses the needs of a variety of biological resources. The MSCP will cover approximately 900 square miles in southwest San Diego County including Otay Ranch.

The primary goal of the MSCP is to identify large preserve systems which can be set aside to offset impacts from development throughout the area covered by the MSCP. The MSCP is intended to create a process for the take of a covered plant or wildlife species under the state and federal Endangered Species Acts. Local governments which have adopted Subarea Plans detailing how the goals of the MSCP will be achieved and have entered into an Implementing Agreement with the U.S. Fish and Wildlife Service are entitled to issue permits to take any species which is specifically covered under the MSCP.

The City of San Diego's MSCP Final EIR/EIS analyzed a draft Subarea Plan for the City of Chula Vista. The Draft Subarea Plan for Chula Vista was based on the future preserve boundaries contained in the Otay Ranch RMP. On October 17, 2000, the City of Chula Vista City Council adopted the Draft Subarea Plan and is in the process of obtaining permit authority from the resource agencies through the signing of an Implementing Agreement.

For the Otay Ranch GDP area, the Draft Subarea Plan relies on the preserve design and policies contained in the Otay Ranch RMP as the framework for conservation and management of biological resources within Otay Ranch.

The Chula Vista subarea consists of the territory located within the City's jurisdictional boundaries. Species protected under the draft Chula Vista MSCP Subarea Plan are termed "covered species" for which "take" (including habitat take) may be authorized, under state and federal Endangered Species Acts, incidental to land development and other lawful land uses approved by the City. The City will be developing an Implementing Agreement with the wildlife agencies which will function as a contract defining their individual and collective roles in implementing the draft Chula Vista MSCP Subarea Plan for 50 years after final approval of the plan, and ensuring that state and federal take authorizations will be in effect for the same time period. The City will also adopt ordinances regulating habitat loss, grading, and grazing to permit development projects

while ensuring that the MSCP and the draft Chula Vista Subarea Plan are properly implemented. In addition, on October 24, 2000, the U.S. Fish and Wildlife Service designated critical habitat for the coastal California gnatcatcher (*Polioptila californica californica*), which "identifies specific areas that are essential to the conservation of a listed species" (U.S. Fish and Wildlife Service 2000).

The overarching goals of the draft Chula Vista MSCP Subarea Plan include:

- · Conservation of covered species and their habitats,
- Delineation and assemblage of the Chula Vista MSCP Preserve,
- Maintenance and funding of the Chula Vista MSCP Preserve, and
- Reduction or elimination of redundant local, state, and federal review of individual projects (by obtaining state and federal take authorizations for 85 species—49 of which are known to currently exist in Chula Vista).

SANDAG Growth Management Plan and Strategy

The San Diego Association of Governments (SANDAG) has adopted a series of plans and policies to address regional growth within San Diego County. Under SANDAG's Regional Transportation Plan is the Growth Management Plan, which includes a Growth Management Strategy. The strategy incorporates population, housing, and transportation forecasts, including specific projection for the City of Chula Vista. SANDAG has projected that, from 1995 to 2020, the City of Chula Vista will increase in population by 82 percent, civilian employment will increase by 90 percent, and housing units will increase by 79 percent during the same time frame.

The strategy also emphasizes the role of local government in growth management. According to the strategy local governments are integral to the maintenance of a prosperous economy, provision of an adequate and equitable transportation system, preservation of open space and habitat, increasing the rate of home ownership, and reforming the state and local tax system to assist and sustain the aforementioned attributes.

5.1.2 Thresholds of Significance

According to Appendix G of the CEQA guidelines, the proposed project would have a significant impact on land use if it:

Physically divides an established community.

- Conflicts with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect.
- Conflicts with any applicable habitat conservation plan or natural community conservation plan.

Significant land use impacts would also occur if the project fails to comply with the applicable mitigation measures established by the Otay Ranch GDP Program EIR and the Otay Ranch GDP findings of fact, as amended by subsequent projects. These measures include the requirement that SPA plans establish standards for landscaping, grading, and buffering to prevent land use interface impacts such as noise, lighting, and loss of privacy from occurring between internal land uses, particularly between single- and multi-family residential land uses and between residential and non-residential land uses. In addition, the Program EIR requires that the applicant implement the RMP to protect biological resources within Otay Ranch.

5.1.3 Impacts

Land Use Compatibility

On-Site Compatibility

The General Plan Land Use Map designates the Village Six project area for low-medium single-family village residential with a density of three to six dwelling units per acre distributed around a village core containing multi-family units at 18 dwelling units/acre.

The Village Six SPA Plan has been evaluated for consistency with the City's General Plan, the Otay Ranch GDP, zoning, the Otay Ranch Resource Management Plan, the Multiple Species Conservation Program, and the San Diego Association of Government's Growth Management Plan and Strategy discussed above. Consistency of the proposed plan with these programs is summarized in Table 5.1-1.

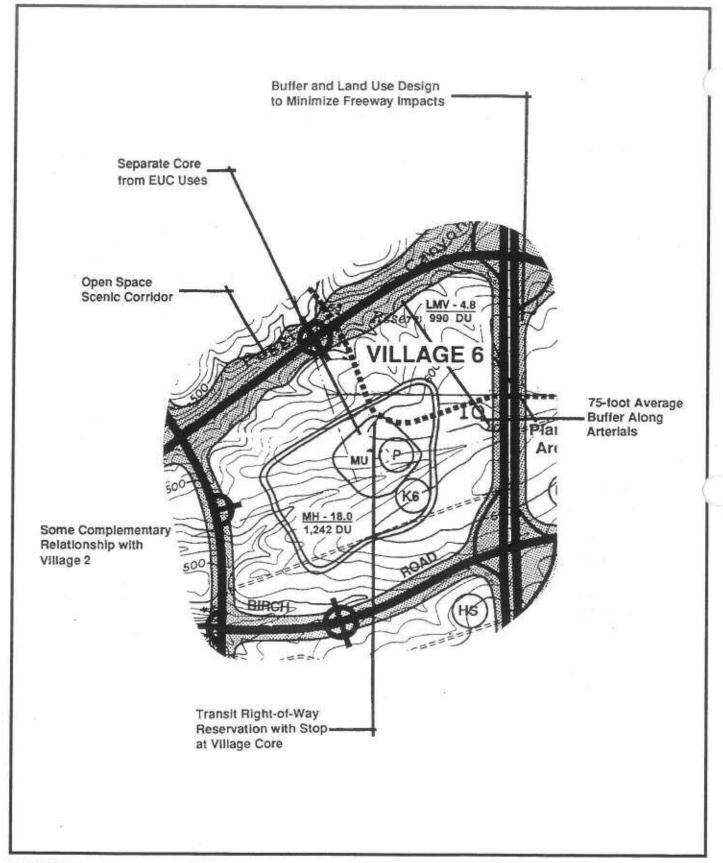
The adopted GDP Land Use Map is provided in Figure 5.1-1. In both cases, the village core is a central area planned for more intense uses, including a trolley stop, multi-family housing (medium-high density of 18.0 dwelling units per acre), commercial uses, an elementary school, and community-serving activities such as a neighborhood park site. The surrounding area is primarily residential.

A church and privately operated high school site are proposed for the southeastern portion of the project area. The private high school site has an underlying single-family residential designation to which it would revert if the school is not constructed.

TABLE 5.1-1 CONSISTENCY WITH APPLICABLE GENERAL AND REGIONAL PLANS

Plan/Policy/Regulation	Consistency		
City of Chula Vista General Plan	No inconsistencies		
Otay Ranch GDP	No inconsistencies found. The proposed project includes a GDP amendment for the reclassification of Birch Road from a four-lane major to a six-lane major arterial. No other changes to the GDP are proposed.		
Otay Ranch Resource Management Plan	No inconsistencies		
Multiple Species Conservation Program	No inconsistencies		
Congestion Management Plan	Cumulatively without SR-125, inconsistencies may occur with Village Six unless mitigation applied.		
San Diego Air Pollution Control District Regional Air Quality Strategies	Project would not reduce overall effectiveness of Regional Air Quality Strategies.		
San Diego Association of Governments Regional Housing Allocation Plan	Variety of housing types provided and affordable housing program included; no inconsistencies.		

SOURCE: City of Chula Vista (February 2001).





Map Source: Cinti Land Planning



FIGURE 5.1-1

Adopted GDP Land Use Map Village Six Otay Ranch Development Plan Peripheral land in the project area is designated as open space. The open space along Poggi Canyon will conform to the Olympic Parkway landscape master plan in accordance with the scenic designation along the roadway's northern edge. Open space slopes will have to comply with the Village Six SPA Plan and the Village Design Plan, as well as the Olympic Parkway Landscape Master Plan.

These land uses are consistent with the prescribed mixed-use village development specified in the Otay Ranch GDP. No on-site incompatibilities are expected to result with project implementation.

Off-Site Compatibility

Land use designations surrounding the project area include low-medium village residential uses to the north, west, and south, with a community park located to the southwest in Village Two. The General Plan identifies the SR-125 corridor to the east of Village Six with land on the eastern side of SR-125 designated for Freeway Commercial use and land to the southeast designated as the Eastern Urban Center.

The proposed residential and mixed-use land uses for the Village Six SPA Plan are compatible with Village Five to the north, across Olympic Parkway, and with Village One to the northwest, because of similar residential and mixed-use land uses. Agricultural operations to the west, south, and east, although limited, would potentially conflict with proposed residential, commercial, and CPF uses. The planned open space around the perimeter of the project area would provide an average buffer of 75 feet, and landscape buffering guidelines are included as part of the SPA Plan to create a vegetative screen around Village Six. Construction of La Media Road and Birch Road, required as frontage roads, would further separate these potentially incompatible land uses. The full-width right-of-way is 128 feet for La Media Road and 128 feet for Birch Road. The GDP requires the implementation of a plan for agriculture. Consistent with the GDP the Village Six SPA plan identifies the following standards that will be implemented with the planning area. A 200-foot buffer will be maintained between developed property and ongoing agricultural operations.

- Use of pesticides will comply with federal, state, and local regulations.
- In those areas where pesticides are applied, vegetation will be used to shield urban development within 400 feet of agricultural activities.
- Farmland owners will notify adjacent developed property owners of potential pesticide application through newspapers.
- Appropriate fencing will be used to ensure the safety of residents where needed.

Implementation of these agricultural practices, consistent with the GDP, will
reduce potential off-site interface impacts to a less than significant level.

The Village Six SPA Plan accommodates the future SR-125 alignment and right-of-way for roadway and ramps. The proposed Otay Ranch GDP is consistent with the City General Plan regarding the placement of SR-125, which will minimize conflicts between the future roadway and other adjacent planned uses. The development of the Village Six SPA plan will consider the landscape design requirements for SR-125 in effect at the time of development.

Conformance with Regulatory Documents, Plans, and Policies

CEQA Guidelines Section 15125(d) requires that applicable general and regional plans be assessed for potential project inconsistency.

City of Chula Vista General Plan

In order to remain consistent with the General Plan, landscape buffering guidelines have been included in the SPA Plan to provide a landscape screen between Village Six uses and the prime arterial roads. The proposed Village Six core area contains higher density residential as one of the mixed land uses to be provided. In accordance with policies outlined in the General Plan for Otay Ranch villages within the Eastern Territories Area Plan, single-family residences surround the village core areas. The village core also includes an elementary school site and a public neighborhood park, and two private recreation areas.

The Village Six SPA Plan would not require amendments to any General Plan policies. The General Development Plan which serves as the guiding land use and circulation document for Otay Ranch will be amended to redesignate Birch Road from La Media to SR-125 as a six-lane major arterial to meet the future traffic capacity, as estimated by the new SANDAG Series 9 growth forecast traffic model. Because of the close spacing of La Media, the Village Six entry and the traffic controlled intersection of a proposed private high school, Birch Road requires reclassification to a six-lane major road to accommodate future buildout volumes on that segment. This change is considered to be a minor amendment to the General Plan. The change is also considered to be consistent with the goals and objectives of the adopted General Plan. Therefore, no significant impacts to land use plans, policies, or regulations of the General Plan would result.

In accordance with General Plan policy for Otay Ranch villages within the Eastern Territories Area Plan, single-family residences form the outside rim of village uses. The proposed Village Six SPA Plan shows low-medium village residential land use distributed around a village core designation with open space designated along frontage boundaries with Olympic Parkway, La Media Road, Birch Road, and SR-125. These land

uses are in conformance with the adopted General Plan Land Use Map. The proposed low-medium village residential land use designation of an average of 5.1 dwelling units per acre is within the General Plan's three to six dwelling unit per acre range for that designation.

In the village core, the residential density average averages ranges between of 13.4 to 18.8 dwelling units per acre, which is consistent with the General Plan's 11-25 dwelling units per acre. Densities in the village core are consistent with the General Plan's goals of promoting pedestrian orientation and the use of public transportation while supporting the commercial uses proposed within the mixed-use core. In further promotion of public transportation and in accordance with General Plan policies, the Village Six SPA Plan design is oriented internally around the village core with its trolley station central to the design. The General Plan Land Use Map also shows a neighborhood park site and elementary school site in the village core, which is consistent with the Village Six SPA Plan.

No inconsistencies with the General Plan would result from approval for the Village Six SPA Plan. Therefore, the Village Six SPA Plan would not result in significant impacts to land use plans, policies, or regulations of the GDP as amended.

Otay Ranch GDP

The proposed Village Six SPA Plan is consistent with the Otay Ranch land use map. The Otay Ranch GDP specifies a maximum of 990 single-family units and 1,242 multi-family units for the Village Six area. The proposed project includes 883 single-family and 1203 multiple-family units, both below the maximum limit set by the GDP. However, if the private high school site develops as residential, all units authorized by the GDP would be used.

The proposed Village Six SPA Plan and the Conceptual Tentative Maps identify an open space easement along the perimeter of the project. The proposed SPA Plan establishes grading policies and requires that all landscaping within the open space shall comply with the City's Landscape Manual and other applicable codes. The proposed SPA design and guidelines would implement GDP policies. The Conceptual Tentative Maps would establish a pedestrian-friendly community centered around the village core. The Conceptual Tentative Maps contain 2,086 single-family and multi-family dwelling units in residential and mixed-use areas. There are also areas designated for commercial development, road circulation, public parks and private recreational facilities, and open space. The Village design includes a transit stop pursuant to the requirements of the currently adopted GDP.

The GDP allows for the construction of the high school on a parcel zoned for residential use with a CUP. The current proposal is for the placement of a high school on

neighborhood R-11/S-2. In the event that the high school is not constructed, the underlying residential use may be developed. In this case an additional 146 single-family units would be permitted as a result of the adoption of the SPA plan.

The Village Six SPA Plan land use map design was influenced by the alignments of La Media, Olympic Parkway and SR-125, establishment of the trolley line entrance and exit points, ownership boundaries, and implementing policies for the proposed project. With approval of Otay Ranch SPA One (Village Five and Village One) along with more detailed engineering studies, the alignment of the Village Six boundary arterials, La Media Road on the west, and Olympic Parkway (formerly East Orange Avenue) on the north have been more precisely aligned. The edge of the right-of-way of future SR-125, the eastern boundary of the Village Six SPA Plan, will be established at the tentative map phase. These refinements in alignments to the major roads forming the boundaries of the SPA Plan area have resulted in a change in total acreage within the planning area; however, the physical boundaries of Village Six remain consistent with the Otay Ranch GDP Land Use Map. While the total acreage of Village Six has increased 8 percent from the adopted GDP, this variance does not exceed the 15 percent allowed under the GDP.

The orientation of the proposed village core towards public transit, including the light rail alignment and the transit stop to be dedicated during the final map approval process, are consistent with the requirements in the GDP. The proposed SPA Plan provides for entry access from La Media Road, which would be a future connection point between Village Two to the west and Village Six. Connection to future Village Seven would be possible at the village entry along Birch Road. These proposed connections are consistent with the GDP's encouragement of linkages between the villages.

The multi-family neighborhoods and the proposed CPF use would provide the visual and physical separation between the village core local services and the regional uses of the Eastern Urban Center as encouraged by the GDP. The area for CPF land use would be increased by 7.9 acres more than required by the Otay Ranch GDP. The proposed project includes an open space easement along Poggi Canyon, and consistent with the GDP, the SPA Plan supports the Otay Ranch GDP grading policies and requires that all landscaping within the open space comply with the City's Landscape Manual.

Based on the above discussion, the proposed SPA Plan for Village Six is consistent with and planned for development in conformance with the Otay Ranch GDP and thus the proposed SPA design and guidelines would implement GDP policies. The GDP amendment proposed as part of the adoption of the Village Six SPA plan for the reclassification of Birch Road, does not affect the existing GDP for the land uses on Village Six.

No significant impacts to land use plants, policies, or regulations of the GDP would result from implementation of the Village Six SPA Plan.

Otay Ranch Resource Management Plan

Implementation of the Village Six SPA Plan would not affect any property or resources identified for permanent preservation within the Otay Ranch GDP. The proposed GDP amendment is limited to the designation of Birch Road as a six-lane major arterial. This amendment would not change the boundaries of the preserve identified in the RMP. As such, no new or additional impacts to sensitive biological resources would result from adoption of the proposed GDP amendment.

Development is subject to the conveyance requirements of 1.188 acres of preserve per acre of developed land into the preserve. For Village Six, conveyance responsibility is calculated based on the 386.4 gross acre SPA area, less schools, parks, and roadways (totaling 53.67 acres), leaving 332.73 acres to which the 1.188-acre multiplier is applied. The resulting conveyance responsibility for Village Six would be 395.28 acres. The management structure and maintenance requirements of the RMP would not be affected by the proposed redesignation of Birch Road. No other GDP amendments are included as part of this project.

Zoning

The proposed Village Six SPA Plan, once adopted, would establish City regulations for development within Village Six of Otay Ranch. Under the PC zone, Planned Community District Regulations specific to Village Six are required. For issues not covered by the Planned Community District Regulations, applicable City regulations would apply. The proposed Village Six Conceptual Tentative Maps would conform to the residential district development standards for lot sizes. All CPF uses including places of worship, private recreation, day-care facilities and the private high school would require conditional use permits and design review. The proposed structures must meet the applicable height, setback, and coverage regulations, specified in the various regulatory documents that would be adopted as part of the overall Village Six SPA Plan documentation. Therefore, the proposed project is consistent with PC zone regulations and no significant land use impacts related to regulations of the zoning ordinance would result.

Multiple Species Conservation Program

As stated in Section 5.1.1, Existing Conditions, the Chula Vista MSCP Draft Subarea Plan relies extensively on the Otay Ranch RMP for conservation of sensitive habitats and species, as well as for long-term preserve management for the portions of the preserve encompassed within the Otay Ranch project area. The Chula Vista MSCP Draft Subarea Plan proposes modifications to the preserve boundary which, once approved by the wildlife agencies, would necessitate further modifications to the RMP preserve boundary, as well as further amendments to the Otay Ranch GDP to reflect those changes.

However, as stated above, the proposed GDP amendment addressed in this EIR would not have a significant adverse effect on the RMP. Similarly, and for the reasons discussed in the previous section related to the RMP, the proposed GDP amendment would not adversely affect the City's Draft Subarea Plan.

Conceptual Tentative Maps

The proposed Conceptual Tentative Maps are in conformance with the General Plan and the GDP. The proposed Conceptual Tentative Maps also conform to the Village Six SPA Plan residential district development standards for lot sizes under the PC zoning regulations. Open space buffers are shown between all residential lots and arterial roadways, which is consistent with the General Plan. The Conceptual Tentative Maps also identify an open space—easement, outside of individual private lots, along Poggi Canyon in conformance with Otay Ranch GDP policies. Lot-line setbacks vary along the canyon slope crest but in all cases exceed 75 feet.

The proposed Conceptual Tentative Maps designate Streets J and R and secondary village entry streets for the first 500 feet as village entry roads with sidewalks and pedestrian and bicycle paths. These roads would provide vehicular and non-vehicular linkage points to Villages Two and Seven, respectively. Designing for alternative transportation and linkages between the adjacent villages is consistent with Otay Ranch GDP and General Plan directives. East Palomar also provides an entry point for the project.

The area along SR-125 shown on the Conceptual Tentative Maps would be developed with a combination of masonry sound walls and earthen <u>bermsmounding</u>. Village Six policies require consideration for noise impact potential for SR-125 during project design. Section 5.12 of this report details the potential noise impacts resulting from SR-125 to area receivers.

The proposed church and private high school would be permitted with approval of CUPs as defined in the SPA plan. The presence of the church at the Birch Road entry to Village Six would facilitate a linkage to Village Seven and the proposed location of the private high school near the Village Six transit stop would provide activities that would encourage ridership among the student population. Creating linkages between the villages and increasing the use of public transportation are encouraged by and consistent with the Otay Ranch GDP and General Plan goals and policies.

SANDAG Growth Management Plan and Strategy

The 23,000-acre master-planned community of Otay Ranch, including the projected population of Village Six of 6,279 residents (using a factor of 3.01 persons/dwelling unit), has been incorporated into the analysis of possible land use scenarios and the 2020 Cities/County Forecast conducted by SANDAG and the Regional Growth Management

Technical Committee. The GDP, including the Village Six SPA Plan, is in substantial conformance with SANDAG regulations and associated smart growth policies.

As discussed in the Village Six SPA Plan, the Otay Ranch Village concept is intended to cluster development in an appropriately sized area with conveniently located homes, jobs, schools, parks, and other daily needs. The SPA Plan would also establish a pedestrian-oriented village with an intense urban core to reduce reliance on the automobile, and promote walking and use of bicycles, buses, golf cart type vehicles and light rail transit. The promotion of synergistic uses between villages to balance activities, services, and facilities while planning land uses in accordance with the natural setting and physical character of the region would concentrate development into less sensitive areas while preserving large tracts of contiguous open space containing sensitive resources. These project characteristics are in substantial conformance with SANDAG's Regional Growth Management Strategy.

5.1.4 Level of Significance Prior to Mitigation

Landscaping and grading standards in accordance with the Chula Vista Landscape Manual (November 1994) have been incorporated into the Village Six SPA Plan to prevent land use interface impacts between residential and non-residential land uses. Peripheral arterials, village entry streets, and promenade streets will each have a different dominant tree species and/or planting pattern. Any future tentative maps and/or CUPs will implement these standards. The proposed Village Six project is in compliance with the RMP.

Development of the Village Six SPA Plan would result in a significant change in the character of the site from undeveloped to an urban use. No feasible mitigation measures have been identified to reduce this impact to less than significant levels

5.1.5 Mitigation Measures

The Village Six SPA Plan includes all of the plans and studies that are required by the GDP. The SPA Plan demonstrates compliance with all mitigation standards that were previously developed to mitigate potentially significant land use impacts to less than significant levels. No additional mitigation is required.

No feasible mitigation measures have been identified to reduce this impact to less than significant levels.

5.1.6 Level of Significance After Mitigation

All existing land use, planning, and zoning regulations would be adhered to under the proposed Village Six SPA Plan. No significant impacts to related land use compatibility or compliance with land use plans, policies or regulations would result from adoption of the Village Six SPA Plan, as proposed. Implementation of the Village Six SPA Plan would result in the conversion of the site from undeveloped to intensive urban uses, as identified in Program EIR 90-01. No feasible mitigation has been identified to reduce this impact to less than significant levels.

5.2 Landform Alteration and Visual Quality

Section 3.2, Landform Alteration/Aesthetics, of the Otay Ranch GDP Program EIR (90-01) analyzed the existing conditions, potential impacts, and mitigation measures related to landform alteration and visual quality for the Otay Ranch GDP. The following discussion focuses on the project-specific impacts to landform alteration and visual quality that would result with implementation of the Village Six SPA Plan.

5.2.1 Existing Conditions

Physical Environment

Elevations within the Village Six SPA Plan area range from approximately 410 feet above MSL to approximately 630 MSL. The topography is gently rolling and consists of two east/west-trending ridges. The entire site has been disturbed by agricultural operations. The Otay Ranch Program EIR identified slopes greater than 25 percent as visual resources, including 0.6 acre of slopes with the project area (Figure 5.2-1). These slopes are located in the western central portion of the project. Additional slopes in excess of 25 percent were graded as part of the construction of Olympic Parkway along the northern edge of the property. Poggi Canyon is a steep, narrow drainage channel that has been modified due to construction of Olympic Parkway.

Views

Photographs 5.2-1 through 5.2-6 show the current condition of the Village Six SPA Plan area. Village Six is visible from Olympic Parkway, along its Poggi Canyon alignment. It is visible from the regional trail on the north side of Olympic Parkway. The northern portion of the Village Six property is visible from the SPA One Villages One and Five.

Landform and Visual Policies

General Plan and Otay Ranch GDP

Sections 6.5 and 7.7 of the General Plan for the City of Chula Vista recommend that landform grading be the dominant grading method used for a development project. Landform grading consists of a contour grading method that results in artificial slopes with curves and varying slope ratios designed to simulate the appearance of natural terrain. Protective drainage control systems and integrated landscaping design on created ravine and ridge shapes are key components of this approach to grading as defined in the General Plan. Conventional grading consists of the standard two to one slope and uniform slope faces. The General Plan also stipulates that landform grading along scenic roadways should preserve existing landforms, including finger canyons, with varied slope ratios.

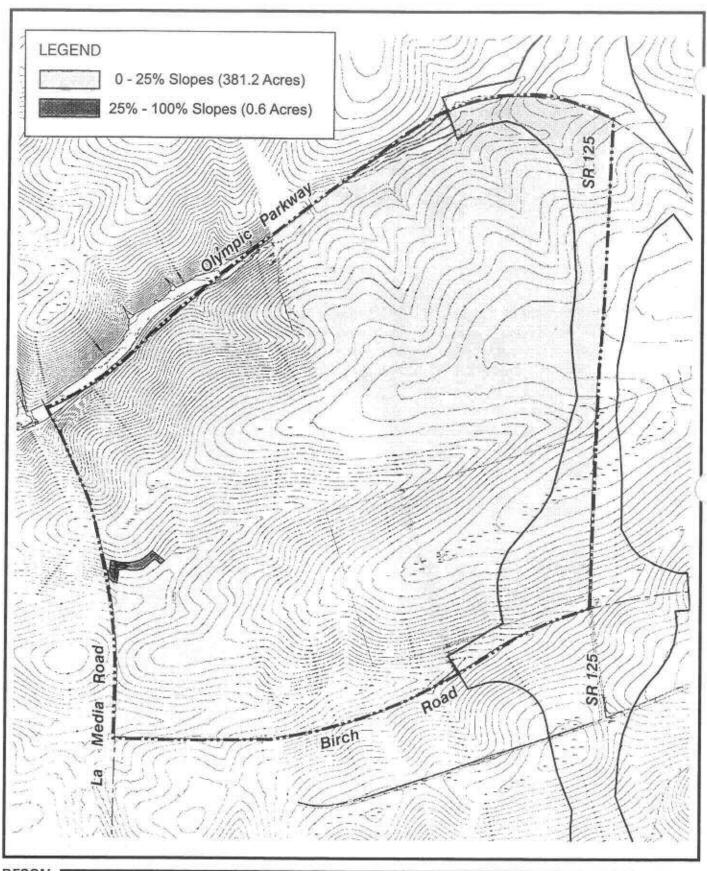






FIGURE 5.2-1

Slope Map

Village Six Otay Ranch Development Plan

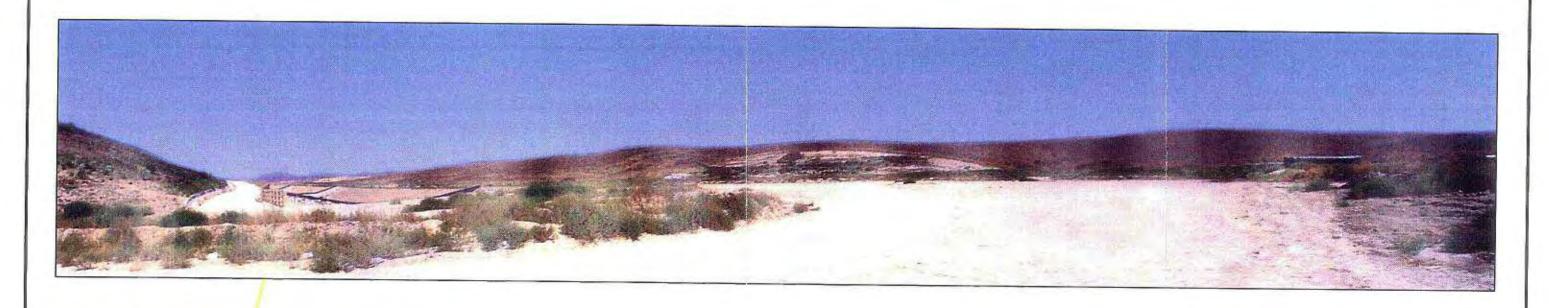


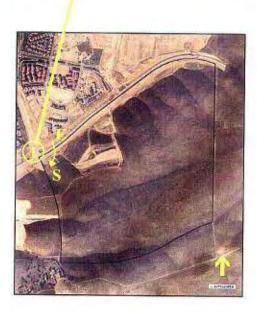
Map Source: Air Photo USA, LLC, Flown January 2001





View Point Locations 1-4 Village Six Otay Ranch Development Plan



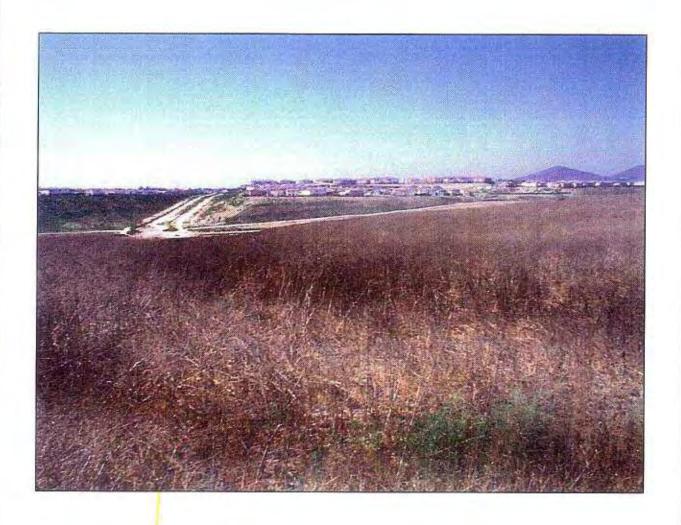


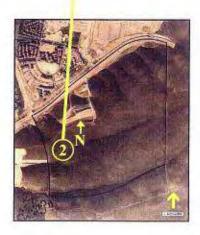
VIEW POINT LOCATION 1

(Looking East to South From La Media Road and Olympic Parkway)

Village Six Otay Ranch Development Plan

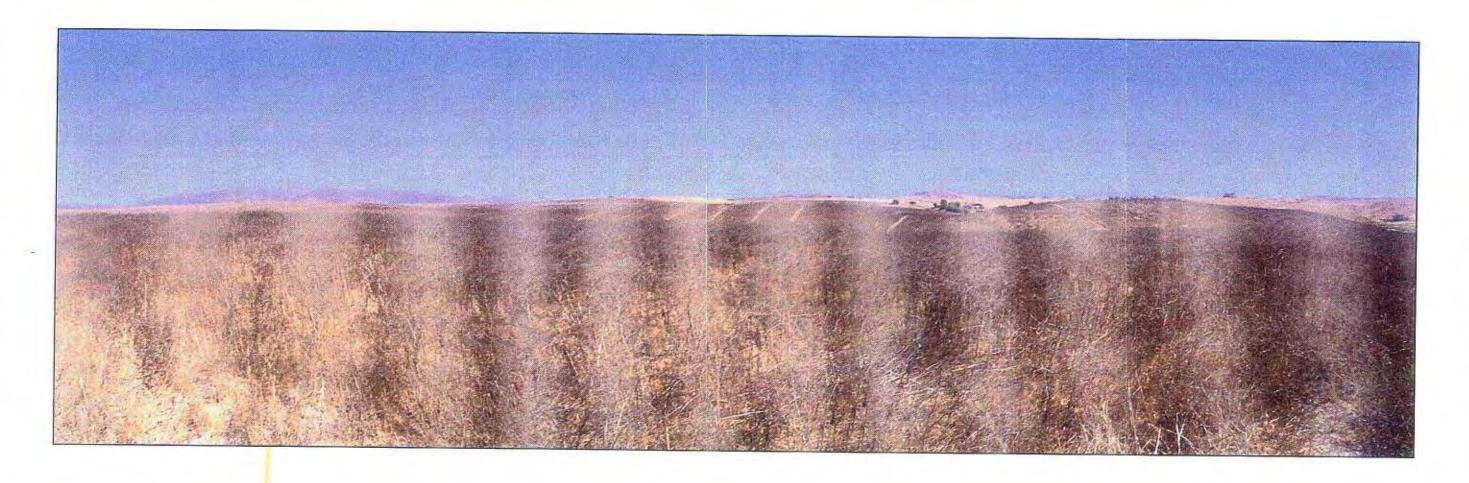


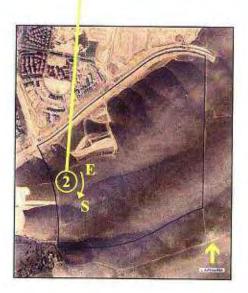




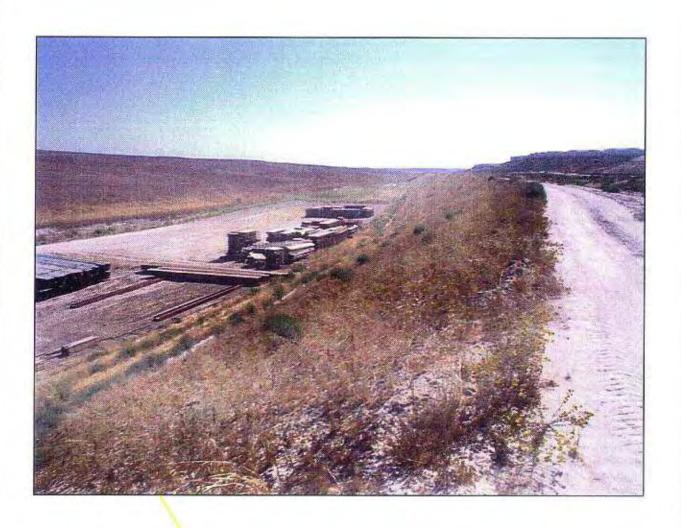


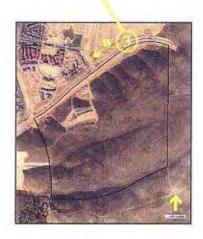
VIEW POINT LOCATION 2A (Looking North)
Village Six Otay Ranch Development Plan





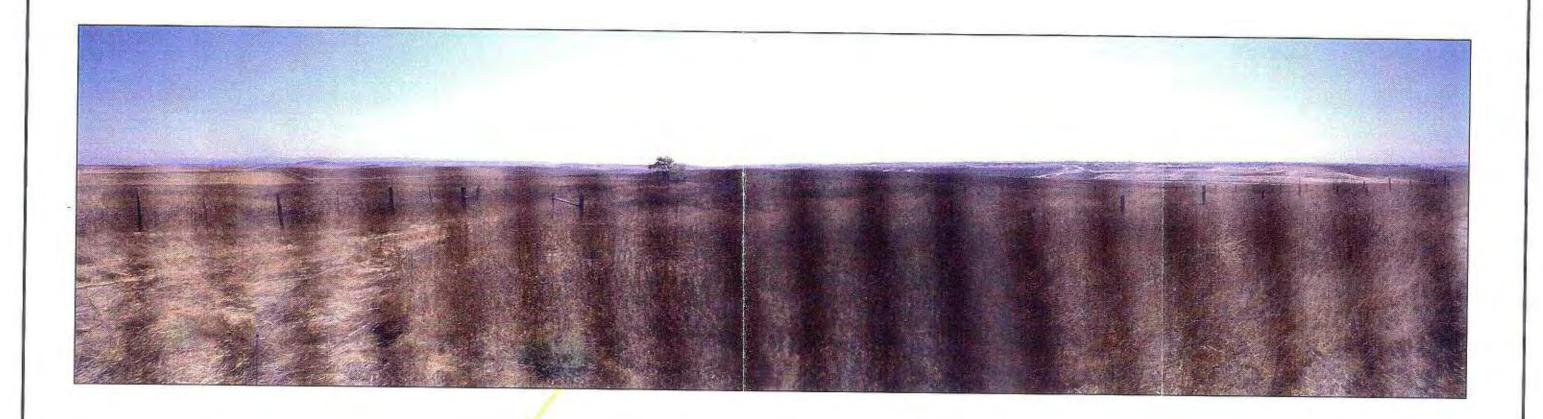
VIEW POINT LOCATION 2B (Looking East to South)
Village Six Otay Ranch Development Plan







VIEW POINT LOCATION 3 (Looking West Along Olympic Parkway) Village Six Otay Ranch Development Plan







VIEW POINT LOCATION 4 (Looking South to North)
Village Six Otay Ranch Development Plan

The land use element of the City's General Plan (Section 8, Scenic Highways and Roads) includes the following requires:

- Along scenic highways and roads, the use of large-scale advertising signs, tall pole signs, or billboards should be prohibited.
- Advertising or identification signs should be of high-quality materials and graphics, large
 enough to clearly identify or convey information, but not of a size, color, or lighting so as
 to be obtrusive or out of character with the scale or design of the building, roadway, or
 general neighborhood.

Implementation of Section 8 states that:

All development proposed adjacent to scenic routes should be subject to design review to insure that the design of the development proposal will enhance the scenic quality of the highway. This review should include architectural design, siting and height of structures, landscaping, signs, and utilities. (General Plan Page 1-72)

The General Plan requires that, with the exception of properties in the R-1 zone, all properties adjacent to scenic routes shall have the "P" Precise Plan Modifying District or other districts requiring design review attached to the underlying zone. It further requires that:

Whenever possible, all slopes or common areas adjacent to a scenic route shall be placed in an Open Space Maintenance District pursuant to City Ordinance No. 1400 to insure a consistent plan of landscaping and a level of maintenance compatible with the scenic quality of the route.

Steep Slopes

The City's General Plan and the Otay Ranch GDP contain goals and policies related to landform modification and visual resources. These include:

- Roadways shall be designed to follow the natural contours of hillsides and minimize visibility of road cuts and manufactured slopes;
- · Various slope ratios not exceeding 2:1 shall be utilized when developing grading plans;
- As development occurs on steep lands, as defined by the governing jurisdictions, contour
 grade to reflect the natural hillside forms as much as possible, and round the top and toe
 of slopes to simulate natural contours; and

 Areas shall be rehabilitated and graded in conformance with grading regulations of the governing jurisdiction. Proper drainage, slope stability, and ground cover revegetation shall be ensured in conformance with applicable land use regulations.

Visual Resources

- Develop a comprehensive signage program;
- · Design development to protect the visual value of scenic highways and open spaces;
- Underground visually disruptive utilities to the extent feasible;
- Conduct additional analysis of conceptual grading plans for all development at the SPA level to protect and preserve significant visual resources; and
- Preserve significant views of major physical features such as Lower Otay Lake and the San Ysidro foothills and mountains, as well as the Jamul Mountains, San Miguel Mountain, and the Otay River valley and its major canyons.

Scenic Resources

The land use element of the City of Chula Vista General Plan (Section 8, Scenic Highways and Roads) includes the following policies:

- Along scenic highways and roads, the use of large-scale advertising signs, tall pole signs, or billboards should be prohibited and existing signs of this type eliminated.
- Advertising or identification signs should be of high-quality materials and graphics, large
 enough to clearly identify or convey information, but not of a size, color, or lighting so as
 to be obtrusive or out of character with the scale or design of the building, roadway, or
 general neighborhood.
- All development proposed adjacent to scenic routes should be subject to design review to
 insure that the design of the development proposal would enhance the scenic quality of
 the highway. This review should include architectural design, siting, and height of
 structures, landscaping, signs, and utilities.

Lighting/Astronomical Dark Sky

Two major observatories are located within 50 miles of the Village Six project area: at Mount Laguna and Palomar Mountain. The County of San Diego has adopted a Light Pollution Code (Title 5, Division 9) that covers the installation and use of outdoor light fixtures within the unincorporated areas of the county. Areas within a 15-mile radius of both

observatories are more strictly regulated than the rest of the unincorporated areas. The Village Six project area is outside the jurisdiction of the County of San Diego. The City of Chula Vista does not have a dark skies ordinance.

5.2.2 Thresholds of Significance

According to Appendix G of the CEQA guidelines, the proposed project would have a significant impact on landform and visual quality if it would:

- Have a substantial adverse effect on a scenic vista or obstruct or substantially alter the visual character of a designated public view;
- Substantially degrade scenic resources, including but not limited to trees, rock outcroppings, or historic buildings within view of a state scenic highway;
- Conflict with the goals and policies established for preserving scenic highways and roads;
- Result in architecture, urban design, landscaping, or landforms that negatively detract from the prevailing aesthetic character of the site or surrounding area; or
- Create a new source of substantial light or glare that would adversely affect day- or nighttime views in the area.

5.2.3 Impacts

Landform Alteration

Implementation of the proposed Village Six SPA Plan would change the character of the property from farmland to an urbanized community.

Development would require grading over the entire village (see Figure 3-9). The proposed grading would reflect the original topography by incorporating a step-down design from east to west, with manufactured slopes of 2:1 or shallower. Approximately 0.6 acre of steep slopes would be graded in preparation of the site. The maximum cut on the site is 65 feet and is located in Neighborhood R-1, adjacent to La Media Road. The maximum fill is 70 feet, located in Neighborhood R-5 and adjacent to Olympic Parkway.

Typical slope heights along Olympic Parkway vary between 20 feet and 50 feet and average approximately 40 feet. The maximum height slope is located in Neighborhood R-3, near the northerly end of Trailwood Drive.

Slope heights along La Media vary between 0 feet and 40 feet and average about 28 feet. These slope heights are located on the westerly side of Neighborhood R-1 adjacent to La Media. The typical slope height along Birch Road varies between 0 feet and 50 feet and averages approximately 19 feet. The maximum slope height is 50 feet. This maximum slope height is generally located on the northeast corner of Birch Street at Magdalena Avenue.

The Village Six proposed earthwork is designed to integrate with the SR-125 construction. The slopes shown for the proposed SR-125 were established by the California Department of Transportation (Caltrans). The proposed lots, which would be used for the private high school and church, would be rough graded with minor additional earthwork being necessary for structural foundations, a school and church facilities, internal drainage, and level playing fields.

As shown on the conceptual grading plan (see Figure 3-9), the proposed exterior slope ratios along La Media Road vary between 2:1 and 3:1 on the property lines. A more level area is provided at the rounded toe of each intersection slope. Graded slopes along Birch Road are proposed from 2:1 to 2.5:1. A rounded toe and extended shallow slope area would be provided at Birch Road intersection with the village entry road and interchange at the future SR-125.

Slopes between individual neighborhoods would not exceed a 2:1 ratio. The proposed lots lines and preliminary pad grading overlooking Olympic Parkway would be varied in angle and setback in keeping with adopted grading policies. The overall Village Six grade is a relatively flat 2 to 2.5 percent. The proposed residential roads follow the graded contours; Street G would have grades up to 5.8 percent.

Slopes along the east side of the R-3 neighborhood are daylighted off-site as interim slopes to the ultimate SPA conceptual grading plan. The proposed grading is consistent with the Otay Ranch Overall Design Plan guidelines for modulation and blending of graded slopes within defined scenic corridors and avoidance of sharp or unnatural corners where cut and fill slopes intersect natural canyons and slopes. No significant impacts to landform/visual policies would result from the proposed project.

General Plan Consistency

The Village Six SPA Plan provides guidelines for grading techniques and landscape treatment in conformance with the General Plan criteria. The design of major slopes, particularly in highly visible areas, would use landform grading techniques. Landform grading guidelines are specified in the Otay Ranch Overall Design Plan (1995). They are intended to respect the natural contours and landforms while meeting engineering grading standards. The proposed grading is designed to create and maintain on-site and off-site views, usable building and yard areas, minimize potential conflicts between public and

private uses, and, where possible, provide barriers or physical separation from traffic noise sources.

Proposed grading along Olympic Parkway includes varied lot line angles to maintain the appearance of some natural landform. As encouraged by the General Plan, the proposed SPA calls for varied building site orientations along roadways. The proposed project is consistent with the General Plan.

Otay Ranch GDP Consistency

The proposed grading limits conform to the developable areas depicted for Village Six on the approved Otay Ranch GDP Land Use Map. Village Six SPA Plan standards prohibit slopes steeper than a 2:1 ratio. Proposed slope ratios shown on the grading plan would be varied along the external roads, including Olympic Parkway, La Media Road, Birch Road, and SR-125. SPA grading policies include rounding the tops and toes of the slopes to alleviate sharp angular appearances and simulate natural contours. The conceptual grading plan incorporates a series of terraces with a step-down design in a westerly direction. The basic drainage pattern from east to west is being retained along existing channel alignments. SPA landscaping design requires that major elements be concentrated in the concave drainages. The convex portions are to be planted primarily with ground cover and smaller materials. Use of drought-tolerant native and naturalized species would be used throughout the SPA design. No significant landform impacts are anticipated.

Design Guidelines

The Otay Ranch GDP requires that a Village Design Plan be prepared for each village at the SPA Plan level of planning. The Village Design Plan guides planning and development by defining the intended character of the village. It provides guidance for developers and designers in creating the village and it will be used by regulators to evaluate the village design. The Village Six Design Plan guides the site, building, and landscape design within the village to ensure that the quality of the adopted urban design and architectural concepts established for the overall Otay Ranch community are maintained. The Design Plan identifies a theme for the village and delineates that identity through streetscape and landscape design, signage programs, and architectural and lighting guidelines. The Design Plan also identifies the village core design concepts that would implement Otay Ranch's planned pedestrian orientation.

Access to the village core would be through the village entry streets. The entry streets provide a transition from the main streets to smaller village streets. The Village Six design guidelines identify the character of the village through each street's thematic arbor and wall signage. There are three primary village entries coming into the village core: one leading west to Birch Road, one leading east to La Media, and one leading north to Olympic Parkway. Secondary village entries are proposed as more modestly designed roadways with

a theme wall monument, consistent with the village themes of lighting and landscaping. A conceptual landscape plan is provided in Figure 5.2-2.

Landform grading guidelines for the edge of Poggi Canyon are included in the Village Design Plan. The proposed SPA Plan is consistent with the Otay Ranch Overall Design Plan guidelines for grading in this defined scenic corridor along Olympic Parkway.

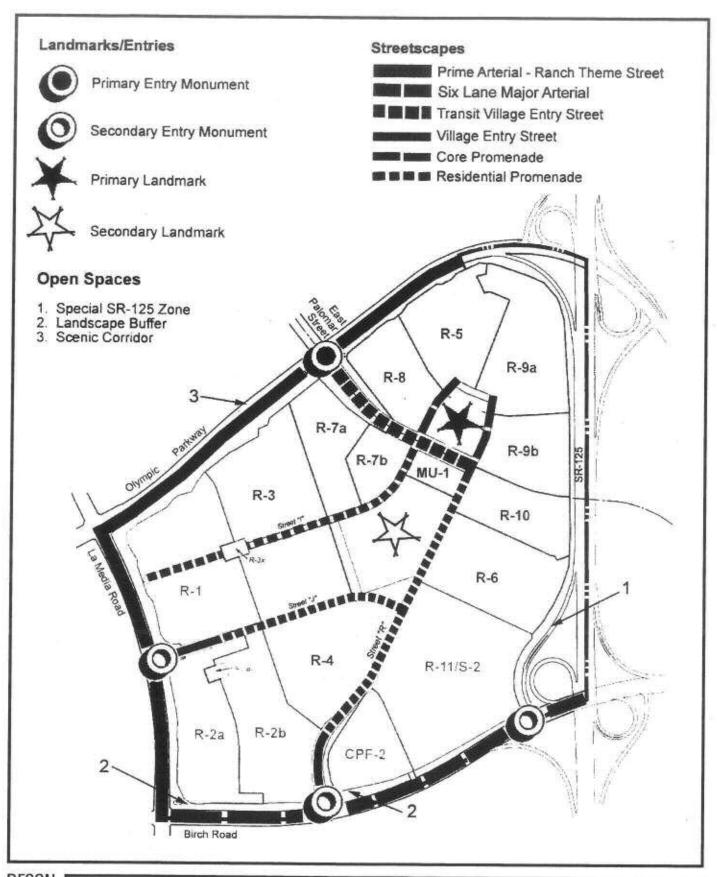
The 83 percent steep slope standard is applicable to Otay Ranch as a whole. The standard is not required to be met for individual SPAs but must be maintained throughout the Otay Ranch GDP area as subsequent SPAs are processed. The Phase 2 RMP forecast the acres of steep slopes expected to be disturbed in each village. With implementation of SPA One, these values were modified in the Otay Ranch GDP (Table 5.2-1), including an allocation of up to 8.9 acres to Village Six. The proposed development would impact 0.6 acre of steep slope, which is less than the maximum GDP's allowance. The proposed Village Six SPA is well below the 8.9 acres of steep slope grading allowed in the GDP. Impacts to steep slopes are not considered significant.

Planned Community District Regulations Consistency

The proposed Village Six Planned Community District Regulations would regulate building placement and design through performance standards. City review procedures and design review requirements are addressed in these proposed regulations. The proposed regulations also cover wall and fence standards, landscaping, and signage performance standards. Proposed lot lines along the Poggi Canyon ridgeline are shown with varied setbacks and orientation. Street trees will be planted and slope plantings are proposed in accordance with the City's Landscape Manual and the Otay Ranch SPA Six guidelines. The proposed lot layout for building sites along Olympic Parkway preserves the ridgeline landform as created by prior construction of this roadway. Under the proposed Village Six Planned Community District Regulations, signage would be controlled in all village districts. All utility connections would be coordinated with the site's architectural elements and would be hidden, except where required by the utility provider. Permanent power lines and cables would be installed underground. The Conceptual Tentative Maps would be in conformance with the General Plan aesthetic criteria and implementing policies through compliance with and implementation of the Village Six PC District Regulations. Impacts are not considered significant.

Visual Quality

The visual impacts of the proposed development on surrounding areas would depend upon several factors including visibility of the proposed development from scenic roadways, vista points, and other sensitive scenic resources that are identified by the City of Chula Vista as visual settings of particular concern.





Map Source: Cinti Land Planning



FIGURE 5.2-2

Landscape Concept Village Six Otay Ranch Development Plan

TABLE 5,2-1 STEEP SLOPE ALLOCATION BY VILLAGES

Development Area	Permitted Disturbed Acres
Village One	99.1
Village Two	88.0
Village Three	30.1
Village Four	67.8
Village Five	6.6
Village Six	8.9
Village Seven	16.1
Village Eight	29.8
Village Nine	66.1
Village Ten	55.7
Village Eleven	18.5
Planning Area Twelve	0.0
Village Thirteen	111.4
Village Fourteen	159.3
Village Fifteen	209.3
Planning Area Sixteen	94.2
Planning Area Seventeen	219.8
Planning Area Eighteen A	0.0
Planning Area Eighteen B	0.8
Planning Area Nineteen	0.0
TOTAL	1,281.5

SOURCE: Otay Ranch RMP Phase 2 (2000).

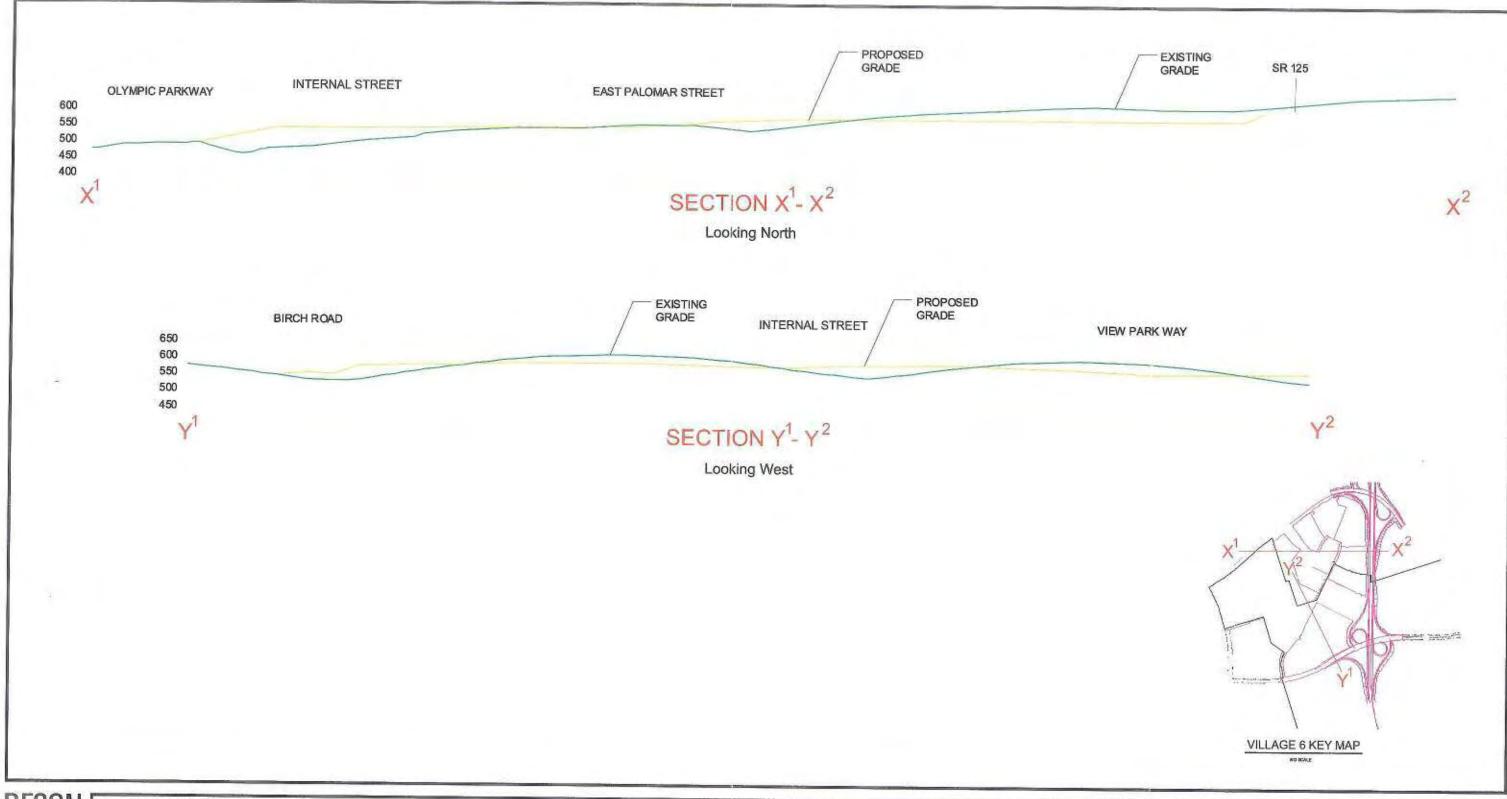
Olympic Parkway is a General Plan-designated urban scenic highway, located adjacent to Village Six to the north. Village Six development would be visible from Olympic Parkway and the regional trail on the north side of the roadway. Views from the Olympic Parkway segment fronting Village Six currently include single-family and multi-family residential development on the roadway's north side. The proposed Village Six SPA Plan includes design development standards for its residential districts and requires implementation of its landscaping concept within the village. A landscaped parkway would be located along the Village Six border with Olympic Parkway to minimize impacts to visual quality.

A future light rail crossing of Olympic Parkway would extend from the approved location north of the roadway to the proposed alignment within Village Six, resulting in minor disruption of views when traveling along Olympic Parkway. The Village Six structures in the foreground would range in elevation from 35 feet (two stories) at the western and eastern ends of Olympic Parkway to 60 feet (four stories) maximum in the vicinity of the light rail crossing.

An urban scenic corridor, by General Plan definition, should offer a view of attractive and exciting urban scenes. The proposed SPA Plan includes varied types of residential neighborhoods, an undulating landscaped buffer, a transit crossing, and village entry street monument as views along this route, which are characteristic of an urban scenic corridor.

The church and high school site is illustrated in Figure 3-6. The buildings along the village entry Street R are designed to front on the interior courtyard rather than the street. The proposed primary access for parking lots would be directly from Birch Road. Access from Street R would be used for a student drop-off and pick-up loop and associated small parking lot. Two additional secondary access points for vehicle parking are proposed from Street R. The proposed parish church structures are designed in an L shape with exposure to both Street R and Birch Road. Similar to the school building, the front orientation is internal to the project site, but a vertical architectural treatment is used facing Street R and its intersection with Birch Road. The proposed church would define the village gateway. A portion of the church parking would openly front Street R for approximately 500 feet between the church and school structures.

Street R and associated streetscape landscaping would separate the proposed Village Six residential development to the northeast from the school and church site. As proposed, the residential building pads to the north would be 7 to 13 feet higher than the school site (Figure 5.2-3). A landscaped buffer area is proposed between the residential area and the proposed parking and playing field along the school boundary. The proposed school architecture would create the visual diversity between the residential and non-residential uses required by the Otay Ranch GDP guidelines. The proposed landscaping and separation between homes and the school/church structures would promote land use compatibility.





Map Source: P & D Consultants

FIGURE 5.2-3

Cross-Sections X and Y
Village Six Otay Ranch Development Plan

The views of the project from Olympic Parkway are limited because the road alignment follows Poggi Canyon with the proposed residences 35 to 40 feet above the grade of the road. The views from Olympic Parkway would include manufactured slopes, crest-line buffer areas, and one or two structures interior to the development. At the top of the graded slopes for the roadway to the north of the project site are graded slopes and development of Otay Ranch Villages One and Five (see Photograph 5.2-2). The existing EastLake communities are also visible in the background. Between Rock Mountain and the Village Six property, the VORTAC site and the remains of the Otay Ranch farm complex are identifiable. Given the developing urban setting adjacent to Village Six, implementation of the proposed project would not substantially degrade the scenic resources along Poggi Canyon or otherwise result in a substantial adverse effect on the scenic vista character or quality of the area.

Residents along the southern boundaries of Villages One and Five would have views of Village Six as it is developed. These views would include the manufactured slopes for La Media Road near its intersection with Olympic Parkway. These manufactured banks would appear similar to the existing grading for Olympic Parkway. The proposed village character for Village Six, by design under the GDP, would be unique and different from Villages One and Five. Implementation of the proposed Village Six SPA Plan includes landform grading residential neighborhood regulations and landscaping requirements that would reduce potential visual character impacts within and adjacent to Villages One and Five to below a level of significance.

The proposed private high school and church complex would be visible from neighboring areas off-site. The church building is proposed for the corner of Street R and Birch Road. Proposed buildings would be concentrated along the internal Street R and at the village entry. Figure 5.2-4 provides selected conceptual cross sections of the proposed school and church layout.

School recreational facilities, including hard courts, playing field, and interspersed landscaped areas, would be located in the southern portion of the site. Although the proposed stadium would have vertical relief, this facility would be set into the downslope grade to reduce the visual impact.

Property directly to the south is designated for future development as Village Seven and future single-family residents would have views of the school and church. While the scale and size of the proposed structures would be substantially greater than the Village Seven homes, an approximate 300-foot buffer would separate the two villages. Outdoor uses, landscaped areas, and Birch Road would be between the church and school buildings and Village Seven. The conceptual site plan shows a minimum distance of 35 feet between the church and school buildings, except for the two structures in the theater/arts complex. Buildings on the south side of the school courtyard would also have varied orientations and footprints. These design features would provide an open feeling to the campus and would reduce the appearance of overall bulk from off campus.

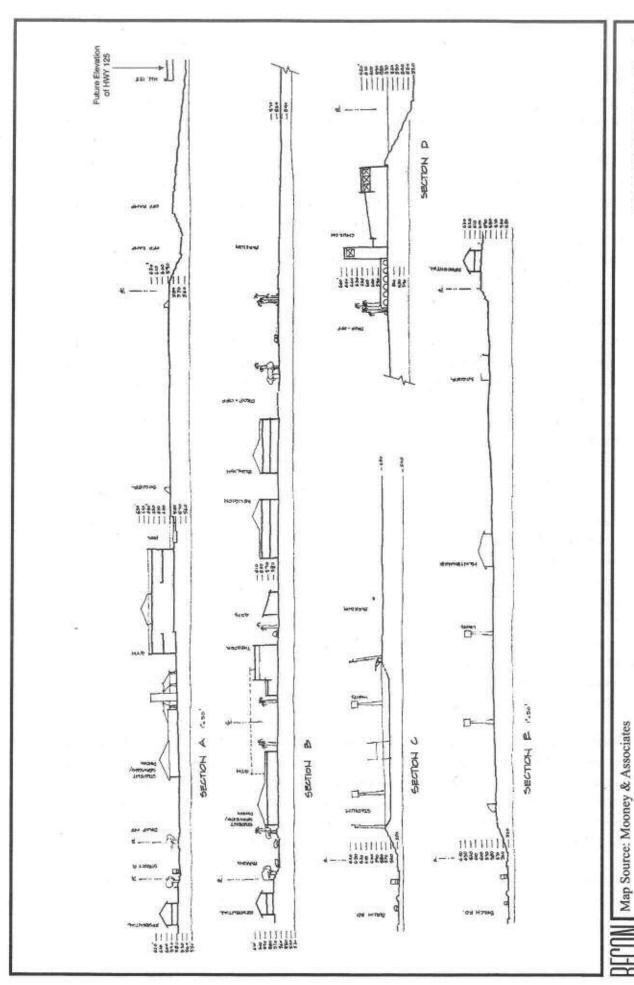


FIGURE 5.2-4

Cross-Sections of the Conceptual Plot Plan Village Six Otay Ranch Developm -- Plan



There are noise barriers required along portions of the circulation element roadways and SR-125. These barriers range in height from 3 feet to 18 feet. The Village Design Plan and Village Six Planned Community District regulations establish a wall height limit of eight and a half feet. As noted in the noise section of this report, noise barriers that need to exceed eight and a half feet in height need to be a combination of wall and berm. When a wall and berm combination is used to meet the noise barrier height requirements, the wall portion will not be allowed to exceed eight and a half feet. Without this limitation, noise barriers in excess of eight and a half feet would represent a significant visual impact.

Light and Glare

The proposed Village Six SPA Plan includes lighting performance standards to address the project's contribution to nighttime lighting. Currently, the Village Six property and vicinity are exposed to nighttime lighting from Villages One and Five and EastLake communities to the north. There are only scattered light sources from the other surrounding directions, including the VORTAC facility.

The overall Otay Ranch development was identified in the Program EIR to have significant, adverse night sky illumination impacts. Development of Village Six would introduce the first street lights south of Olympic Parkway within the city of Chula Vista. Newly lighted streets would extend from the north boundary to the south boundary and from the west boundary to east boundary. This new light source would adversely affect nighttime views in the area.

Parking area lighting associated with the church and private high school would be installed in compliance with the Village Six Planned Community District Regulations. Safety lighting would be used throughout the campus and around the church. Accent up-lighting would be used for the vertical architectural features on the church and school buildings.

The private high school would include recreational use such as playing fields and stadium seating, which would include lighting. Cross sections of the proposed light fixture locations are shown in Figure 5.2-4. Future residents along the eastern boundary would have direct views of the proposed field lights, which would be 60 feet in height and thus higher than surrounding house pads. Radiating light would also be visible from proposed residences north of Street R. Lights would be visible from Village Seven to the south at its natural elevation or as graded under its designations as single-family residential. The stadium and baseball field lighting would be visible for short periods of time during evening activities. Lighting associated with the high school represents a significant adverse impact.

Detailed review of the street light layout and fixture design will be necessary at the time tentative maps are processed to ensure that light and glare effects on nighttime view are minimized.

5.2.4 Level of Significance Prior to Mitigation

The Program EIR identified that the overall change to the original Otay Ranch topography and the change from a rural to more urban use constituted significant, unmitigated adverse landform and aesthetic impacts.

Under both the CEQA Guidelines and the Program EIR, the proposed project would result in long-term direct potentially significant nighttime view impacts. The direct lines of sight to the field lighting and the general illumination over the stadium and baseball field would also have long-term direct and indirect potentially significant nighttime impacts.

5.2.5 Mitigation Measures

- 5.2-1 Prior to approval of grading plans, the applicant shall prepare grading and building plans that conform to the landform grading guidelines contained in the proposed Village Six SPA Plan and the grading ordinance, Otay Ranch GDP, and General Plan. The plans shall be prepared to the satisfaction of the Director of Planning and Building and the City Engineer.
- 5.2-2 Prior to approval of the final maps, the developer of the private high school shall prepare a lighting plan that shows the proposed height, location, and intensity of streetlights and athletic facilities lights on-site. The plan shall comply with the City's minimum standards for roadway lighting and shall address all exterior lighting. The plan shall be completed to the satisfaction of the Director of Planning and Building.
- 5.2-3 The CUP for the private high school shall include a provision that requires that stadium and baseball field lights shall not be used after 10:00 P.M. on Sunday through Thursday and shall not be used after 11:00 P.M. on Friday and Saturday.
- 5.2-4 As a condition of the CUP, the installation of lights at the stadium or at the baseball field shall not be permitted until a lighting consultant experienced in stadium lighting design designs lighting standards to the satisfaction of the Director of Planning and Building. To the extent feasible for the events to be conducted within the stadium and baseball field, the lights shall be designed to direct downward and shall be shielded such that the light bulbs are not exposed to any residential areas in either Village Six or Village Seven. Lights shall be installed pursuant to the lighting plan approved by the Director of Planning and Building.
- 5.2-5 Noise barriers in excess of eight feet in height shall consist of a wall and berm combination. The wall height in this combination barrier shall not exceed eight feet, with the remaining portion of the overall height accomplished through berming. Appropriate landscaping of the wall/berm combination shall be implemented to the

satisfaction of the Director of Planning. Noise barrier details and plans shall be reviewed and approved as part of the review and adoption of tentative maps.

5.2.6 Level of Significance After Mitigation

The Village Six SPA Plan would contribute to the significant unavoidable change in the overall visual character of the Otay Ranch area.

Mitigation measures 5.2-1 which requires conformance to the landform grading guidelines would assure that implementing grading conforms to the guidelines and standards set forth by the City of Chula Vista.

The streetscape element of the private high school/parish church complex would be in compliance with the Otay Ranch GDP with application of mitigation measure 5.2-2. Visual quality impacts would be reduced to an insignificant level.

Mitigation measures 5.2-3 and 5.2-4 would reduce the effects of a newly lighted community on nighttime views to an insignificant level. Major exterior lighting systems would have to meet all City regulations to lower the light scatter levels. Mitigation measures 5.2-5 and 5.2-6 would reduce the visibility of stadium and field lights and the intensity of the haze. Impacts from lights and glare of the stadium and baseball field would be reduced to a level below significance.

5.3 Biology

Section 3.3, Biological Resources, of the Otay Ranch GDP Program EIR addressed the biological setting, potential impacts, and mitigation measures for the entire Otay Ranch properties. The Otay Ranch Resource Management Plan compiles the resource studies, plans, and programs performed prior to the adoption of the initial Otay Ranch SPA (June 1996). The RMP addresses the conservation, enhancement, and management of sensitive natural resources on the entire Otay Ranch property and serves as a basis for the performance standards used in this discussion.

SPA-level biological surveys were conducted over the Village Six property between December 11, 1998, and March 1, 1999, by RECON. The results are included in the biological constraints report (Appendix B). This report also addresses the survey results for Village Seven and Planning Area 12. Only those resources and impacts related to Village Six are discussed in this section.

5.3.1 Existing Conditions

The property is currently mostly fallow agricultural fields. There are a few intermittent dirt roads and some disturbed drainages and fences. The topography is gently rolling and consists of two east/west-trending ridges. Grading for Olympic Parkway adjacent to Village Six has been completed and a borrow site for that project was located at the northwestern portion of Village Six.

Vegetation

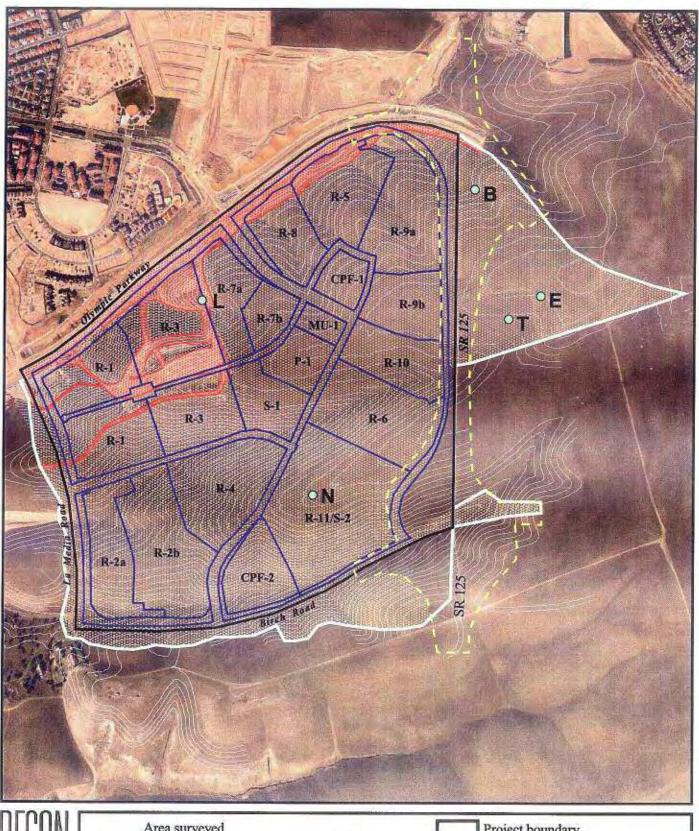
Existing on-site vegetation consists of disturbed vegetation and graded land. Figure 5.3-1 and Table 5.3-1 provide the overall distribution of the vegetation communities that exist on the site.

TABLE 5.3-1 SUMMARY OF VILLAGE SIX VEGETATION COMMUNITIES

Vegetation Community (Habitat Types)	Acreage*
Agriculture/non-native grassland	448
Graded†	32
TOTAL	480

^{*}Includes off-site La Media Road west-facing slope areas and 14.3-acre borrow pit.

[†]Value based on Olympic Parkway design (Merkel & Associates, Inc. 1999).







Feet

1000

OL Loggerhead Shrike ON Northern Harrier

OB Burrowing Owl

OE Golden Eagle
OT Tricolored Blackbird

Project boundary
Neighborhood boundaries
SR-125 right-of-way

FIGURE 5.3-1

Biological Resources
Village Six Otay Ranch Development Plan

Habitat Descriptions

Agriculture

On-site agricultural land has been cultivated or grazed. These areas do not support native habitat. The dominant plant species are non-native grasses (ryegrass [Lolium sp.] and wild oat [Avena sp.]). Other species observed include Russian thistle (Salsola tragus), mustard (Brassica sp.), and dove weed (Eremocarpus setigerus). Currently, the property is being periodically heavily disced as part of general agricultural practices.

Developed

This is land that has been graded, especially where construction of Olympic Parkway and associated utilities has recently occurred.

Wildlife

Wildlife species, which use native and non-native grassland, functionally use agricultural areas as well. Over the surveyed area, 5 mammal and 29 bird species were identified (see Attachment 2, Appendix B). While no amphibians were detected on-site, the Pacific treefrog (Hyla regilla) and bullfrog (Rana catesheiana) were previously found in Poggi Canyon adjacent to the site (RECON 1989). No reptile species were observed during the 1998 and 1999 winter surveys. Reptile species are not anticipated on-site during any season due to the lack of natural habitat. The two-striped garter snake (Thamnophis hammondii) and San Diego gopher snake (Pituophis catenifer annectens) were reported just off-site in Poggi Canyon wetlands in the RECON report (1989).

Sensitive Biological Resources

Sensitive resources include habitat areas that are unique, are of relatively limited distribution, or are of particular value. Plant and animal species are considered sensitive when given special recognition by federal, state, or local jurisdictions due to declining, limited, or threatened populations. The following sensitive resources are discussed in this section.

Sensitive Habitats

No sensitive habitats are located within Village Six. While sensitive raptor species use agricultural areas similar to grasslands, individual Otay Ranch Village agricultural habitat is not considered of particular value. The City of Chula Vista, as part of the review and approval process for the Otay Ranch GDP (1996), determined that the 11,375-acre Otay Ranch open space preserve adequately provides habitat for raptor use.

Sensitive Plants

Attachment 1 of Appendix B provides a list of plant species observed within the Village Six boundaries. No sensitive species were found on-site during surveys conducted between December 11, 1998 and March 1, 1999. Due to the lack of natural habitat on-site, few sensitive plant species are expected to occur (Table 5.3-2). Other sensitive species that were located on adjacent properties also have a low potential to occur due to the disturbed nature of Village Six (see Table 5.3-2). Otay tarplant is a state of California listed endangered species and a MSCP covered species. This species is an erect annual that blooms in late spring (May-June) and occurs on clay soils in coastal scrubs and valley foothill grasslands in southern San Diego County and northern Baja California, Mexico. No Otay tarplant individuals were observed on-site during previous surveys conducted within the blooming period. Otay tarplant is commonly found in areas that have been disturbed either naturally or by humans. This sensitive plant species has low potential to occur along roadsides within the agricultural areas of Village Six as it has not previously been observed.

Sensitive Wildlife

Table 5.3-3 lists the sensitive wildlife species observed or potentially occurring within the Village Six property. Sensitive bird species observed on-site and nearby during the biological surveys include loggerhead shrike, northern harrier, burrowing owl, golden eagle, and tricolored blackbird. A loggerhead shrike was observed near the northern boundary of the village (see Figure 5.3-1). A single northern harrier was seen flying over the upland area of Village Six. Two western burrowing owl individuals were identified adjacent to the eastern property line within the SR-125 alignment.

Tricolored blackbirds were observed foraging to the east of the Village Six property in an unnatural wet area created by a cattle-watering station. Two golden eagles were also seen off-site, in the vicinity of the cattle watering area. Other raptor species, although not given special federal, state, or local status, have protection under the California Fish and Game Code 3503.5. The red-tailed hawk was seen foraging in the vicinity of Village Six.

Wildlife Movement Corridors

The Village Six property is not considered a wildlife movement corridor. No movement corridors were assigned within the area in the Otay Ranch wildlife corridor study (Ogden 1992). The required natural features such as canyon drainages, ridgelines, or other areas with vegetation cover which provide for wildlife travel do not occur within or adjacent to the proposed Village Six property.

SENSITIVE PLANT SPECIES WITH THE POTENTIAL TO OCCUR WITHIN VILLAGE SIX **TABLE 5.3-2**

Species	Federal/State Status	CNPS List	MSCP Status	Typical Habitat/Comments
Variegated dudleya Dudleya variegata	None	113	Narrow endemic Covered species	Chaparral, coastal sage scrub. Village Six contains no suitable habitat.
Coast (San Diego) barrel eactus Ferocactus viridescens	None	2	Covered species	Chaparral, coastal sage scrub, valley and foothill grassland. Unlikely to occur since Village Six contains no suitable habitat.
Oray tarplant Hermizonia conjugens	State endangered Federally threatened	IB.	Narrow endemic Covered species	Coastal sage scrub. Unlikely to occur since Village Six contains no suitable habitat.
San Diego marsh-elder Iva hayeviana	None	cı	None	Riparian playas. Not expected. No suitable habitat.
Southwestern spiny rush Juncus acutus ssp. leopoldii (=Juncus acutus ssp. sphaerocarpus)	None	4	None	Coastal dunes (mesic), meadows (alkaline), coastal salt marsh. Not expected. No suitable habitat.
Snake cholla Opuntia parrși (=Opuntia parryi var. serpentina)	None	8	Narrow endemic Covered species	Chaparral, coastal sage scrub. Unlikely to occur since Village Six contains no suitable habitat.
San Diego County viguiera Viguiera laciniata	None	**	None	Chaparral, coastal sage scrub. Unlikely to occur since Village Six contains no suitable habitat.

Source for MSCP species - City of Chala Vista Draft Subarea Plan.

SENSITIVE WILDLIFE SPECIES OBSERVED (OR POTENTIALLY OCCURRING) WITHIN VILLAGE SIX

CSC MSCP Chaparral with principal host plant chaparral with principal host plant cryptogamic soil crust. CSC Neeral pools, floodplains, and alkali flats within areas of open vegetation. CSC MSCP Chaparral, coastal sage scrub with fine, hoose soil. Partially dependent on harvester ants for forage. CSC. MSCP Chaparral, coastal sage scrub with coarse sandy oits and scattered brush. Identified as Permanent freshwater streams with locally sensitive rocky bottoms. Mesic areas. Program EIR CFP Nest in riparian woodland, oaks, sycamores. Forage in open, grassy areas. Year-round resident.	Species	Status 1	Habitat	Occurrence/Comments
chapartal with principal host plant Pleantago erecta or others and natural cryptogamic soil crust. CSC Vernal pools, floodplains, and alkali flats within areas of open vegetation. CSC. MSCP Chapartal, coustal sage scrub with fine, loose soil. Partially dependent on harvester ants for forage. CSC. MSCP Chapartal, coustal sage scrub with fine, locally sensitive coarse sandy oils and scattered brush, rush beldingi ruthe Otay Ranch Program EIR CFP Nest in riparian woodland, oaks, sycanores. Forage in open, grassy areas. Year-round residem.	INVERTEBRATES			
CSC Vernal pools, floodplains, and alkali flats within areas of open vegetation. CSC. MSCP Chaparral, coastal sage scrub with fine, loose soil. Partially dependent on harvester ants for forage. CSC. MSCP Chaparral, coastal sage scrub with fine, loose soil. Partially dependent on harvester ants for forage. CSC. MSCP Chaparral, coastal sage scrub with fine, loose soil. Partially dependent on harvester ants for forage. CSC. MSCP Chaparral, coastal sage scrub with fine, loose soil. Partially dependent on harvester ants for forage. CSC. MSCP Chaparral, coastal sage scrub with fine, loose soil. Partially dependent on harvester ants for forage. CSC. MSCP Chaparral, coastal sage scrub with fine, loose soil. Partially dependent on harvester ants fine.	Quino checkerspot butterfly Euphydryas editha quino	FE	Coastal sage serub, grassland and chaparral with principal host plant Plantago erecta or others and natural cryptogamic soil crust.	None observed during past surveys (City of Chula Vista 1993), Habital assessment (1999) determined no suitable habital.
CSC. MSCP Chaparral, constal sage scrub with fine, loose soil. Partially dependent on harvester ants for forage. CSC. MSCP Chaparral, constal sage scrub with fine, loose. MSCP Chaparral, constal sage scrub with coarse sandy oils and scattered brush. Identified as Permanent freshwater streams with rocky bottoms. Mesic areas, in the Otay Ranch Program EIR CFP Nest in riparian woodland, oaks, sycantores. Forage in open, grassy areas. Year-round resident.	AMPHIBIANS			
CSC. MSCP Chaparral, coastal sage scrub with fine, loose soil. Partially dependent on harvester ants for forage. CSC. MSCP Chaparral, coastal sage scrub with coarse sandy oils and scattered brush. Identified as Permanent freshwater streams with locally sensitive in the Otay Ranch Program EIR CFP Nest in riparian woodland, oaks, sycamores. Forage in open, grassy areas. Year-round resident.	Western spadefoot Spea hammondii	CSC	Vernal pools, floodplains, and alkali flats within areas of open vegetation.	No suitable habitat exists on-site,
CSC. MSCP Chaparral, coastal sage scrub with fine, loose soil. Partially dependent on harvester ants for forage. CSC. MSCP Chaparral, coastal sage scrub with coarse sandy oils and scattered brush. Identified as Permanent freshwater streams with locally sensitive tocky bottoms. Mesic areas. in the Otay Ranch Program EIR CFP Nest in riparian woodland, oaks, sycamores. Forage in open, grassy areas. Year-round resident.	REPUTIT ES			
CSC. MSCP Chaparal, coastal sage scrub with coarse sandy oils and scattered brush. Identified as Permanent freshwater streams with locally sensitive rocky bottoms. Mesic areas. in the Otay Ranch Program EIR CFP Nest in riparian woodland, oaks, sycamores. Forage in open, grassy areas. Year-round resident.	San Diego horned lizard Phrynosoma coronation bluimillii	CSC, MSCP	Chaparral, coastal sage scrub with fine, loose soil. Partially dependent on harvester ants for forage.	No suitable habitat exists on-site.
triped garter snake Identified as Permanent freshwater streams with locally sensitive rocky bottoms. Mesic areas. in the Otay Ranch Program EIR Program EIR Retailed kite CFP Nest in riparian woodland, oaks, sycamores. Forage in open, grassy areas. Year-round resident.	Orange-throated whiptail Cnemidophorus hyperythrus beldingi	CSC, MSCP	Chaparral, coastal sage scrub with coarse sandy oils and scattered brush.	No suitable habitat exists on-site,
tailed kite CFP Nest in riparian woodland, oaks, sycamores. Forage in open, grassy areas.	I wo-striped garter snake Transnophis hammondii	Identified as locally sensitive in the Otay Ranch Program EIR	Permanent freshwater streams with rocky bottoms. Mesic areas.	No suitable habitat remaining.
CFP Nest in riparian woodland, oaks, sycanores. Forage in open, grassy areas. Year-round resident.	SIRDS			
	White-tailed kite Tanus leneurus	CFP	Nest in riparian woodland, oaks, sycantores. Forage in open, grassy areas. Year-round resident.	Observed flying over agricultural fields and roosing on snag adjacent to property.

SENSITIVE WILDLIFE SPECIES OBSERVED (OR POTENTIALLY OCCURRING) WITHIN VILLAGE SIX (continued)

Species	Status'	Habitat	Occurrence/Comments
Northern harrier Circus cyaneus	CSC. MSCP	Coastal lowland, marshes, grassland, agricultural fields. Migrant and winter resident, rare summer resident.	Observed flying over site. Has potential to nest in agricultural fields.
Sharp-shinned hawk (nesting) Accipiter striatus	CSC	Open deciduous woodlands, forest, edges, parks, residential areas. Migrant and winter visitor.	Observed in freshwater marsh adjacent to Olympic Parkway on cattails. This habitat was removed during the construction of Olympic Parkway and no suitable habitat remains. The bird was seen foraging of the property.
Cooper's hawk (wintering) Accipiter cooperii	CSC, MSCP	Mature forest, open woodlands, wood edges, river groves. Parks and residential areas. Migrant and winter visitor.	No suitable habitat remaining.
Perruginous hawk (wintering) Buteo regalis	CSC, MSCP	Require large foraging areas. Grasslands, agricultural fields. Uncommon winter resident.	Previously observed on-site (RECON 1989). None observed during the recent survey.
Golden eagle Aquila chrysaetos	BEPA, CFP. CSC, MSCP	Require vast foraging areas in grassland, broken chaparral, or sage serub. Next in cliffs and boulders. Uncommon resident.	Observed flying over and walking along ground of agricultural areas.
Prairie falcon Falco mexicanus	CSC	Grassland, agricultural fields, desert scrub, Uncommon winter resident. Rare breeding resident.	Previously observed in vicinity (RECON 1989). None observed during the recent surveys.
Western burrowing owl (burrow sites) Specific cunicularia hypugaea	CSC, MSCP	Grassland, agricultural land, coasial dunes. Require rodent burrows. Declining resident,	Previously observed nearby (RECON 1989); not observed during current surveys. They were observed on property adjacent to the site.
California horned lark Eremophila alpestris actia	CSC	Sandy shores, mesas, disturbed areas, grasslands, agricultural lands, sparse creosote bush scrub.	Previously observed in vicinity (City of Chula Vista 1993).

SENSITIVE WILDLIFE SPECIES OBSERVED (OR POTENTIALLY OCCURRING) WITHIN VILLAGE SIX (continued)

Species	Status ¹	Habitat	Occurrence/Comments
Coastal California gnateateher Poliopiila californica ealifornica	FT, CSC, MSCP	Coastal sage scrub, maritime succulent scrub. Resident,	No suitable habitat on-site,
Loggerhead shrike Lanius Indovicianus	csc	Open foraging areas near scattered bushes and low trees.	Observed in agricultural areas.
Least Bell's vireo (nesting) Viveo bellit pusillus	FE, SE, MSCP	Willow tiparian woodlands. Summer resident.	No suitable habitat on-site.
Tricolored blackbird Agelaius rricolor	CSC, MSCP.	Freshwater marshes, agricultural areas. lakeshores, parks. Localized resident.	This species was observed near a cattle feeding area.
Western bluebird Stalia mexicana	MSCP	Open woodlands, furmlands, orchards,	Likely to occur during winter months. Unlikely to breed due to lack of suitable habitat,
MAMMALS			
San Diego błack-tailed jackrabbit Lepus californicus bennettii	CSC	Open areas of scrub, grasslands, agricultural fields.	Known from vicinity,
American badger Taxidea taxus	MSCP	Grasslands, Sonoran desert scrub.	Den observed off-site in previous surveys (RECON 1989).
FE = federally endangered FT = federally threatened BEPA = Bald and Golden Eagle Protection Act	ction Act	SE = state endangered CFP = California fully protected CSC = California species of special concern	MSCP = MSCP covered species

Source for MSCP species, City of Chula Vista Draft Subarea Pl.

Otay Ranch Resource Management Plan

The Otay Ranch RMP was established in the 1993 GDP in order to establish a permanent preserve within Otay Ranch. The purpose of the Otay Ranch Preserve is to protect and enhance biological, paleontological, cultural, and scenic resources. Plan objectives include biological diversity and promotion of the survival and recovery of native species and habitats. The RMP identifies an open space system of 11,375 acres dedicated within the Otay Ranch. The Otay Ranch Preserve would also connect large areas of open space through a series of wildlife corridors. The preserve would cover portions of Salt Creek Canyon to Otay Valley. The preserve boundaries from the RMP have been incorporated into the adopted GDP. The preserve/development boundary of the GDP is consistent with the objectives, policies, and criteria established in the RMP.

The RMP incorporates a preserve conveyance plan as a transfer mechanism for land with high-quality resources. The RMP identifies vernal pools, coastal sage scrub habitat, coastal California gnatcatcher populations, and potential wetlands restoration areas as important target lands for the preserve. The RMP includes conveyance procedures for dedicating parcels of land to the resource preserve and for determining the proportionate share for each village. The Otay Ranch GDP identified that the entire Otay Ranch area contained 9,575 developable acres. The estimated conveyance obligation of 11,375 acres to the Otay Ranch Preserve would be met on a village-by-village basis. The conveyance ratio for all development is 1.188 acres for each acre of project area. Conveyance is required prior to the approval of final maps.

The RMP also identifies that Otay Ranch includes maritime succulent scrub and coastal sage scrub, which provide natural vegetation and habitat to the California gnatcatcher. The RMP requires that 85 percent of coastal sage scrub be protected, 70 percent through preservation and 15 percent through restoration. The RMP establishes that 1,300 acres of coastal sage scrub and 56 acres of maritime succulent scrub be restored as Otay Ranch is built out. The plan identifies the obligation to restore coastal sage scrub on a village-by-village basis. Under this approach, for every 1 acre of coastal sage scrub habitat destroyed, the applicant is required to restore 0.4 acre of coastal sage scrub elsewhere in Otay Ranch. For every 1 acre of maritime succulent scrub must be restored.

Multiple Species Conservation Program

The MSCP is a comprehensive, long-term habitat conservation plan that addresses the needs of a variety of biological resources. The MSCP will cover approximately 900 square miles in southwest San Diego County including Otay Ranch.

The primary goal of the MSCP is to identify large preserve systems which can be set aside to offset impacts from development throughout the area covered by the MSCP. The MSCP is intended to create a process for the take of covered plant and wildlife species under the state

and federal Endangered Species Acts, and California Natural Community Conservation Planning Act.

Local governments, which have adopted Subarea Plans detailing how the goals of the MSCP will be achieved and have entered into an Implementing Agreement with the U.S. Fish and Wildlife Service, are entitled to issue permits to take any species that is specifically covered under the MSCP.

The City of San Diego's MSCP Final EIR/EIS analyzed a draft Subarea Plan for the City of Chula Vista. The Draft Subarea Plan for Chula Vista was based on the future preserve boundaries contained in the Otay Ranch RMP. On October 17, 2000, the City of Chula Vista City Council adopted the Draft Subarea Plan and is in the process of obtaining permit authority from the resource agencies through the signing of an Implementing Agreement.

For Otay Ranch, the Draft Subarea Plan relies on the preserve design and policies contained in the Otay Ranch RMP as the framework for conservation and management of biological resources within Otay Ranch.

No MSCP-identified preserve locations occur within the Village Six SPA Plan boundaries.

5.3.2 Thresholds of Significance

According to Appendix G of the CEQA guidelines, impacts to biological resources would be significant if the proposed project;

- Has a substantial adverse effect, either directly or through habitat modifications, on any
 species identified as a candidate, sensitive, or special status species in local or regional
 plans, policies, or regulations or by the California Department of Fish and Game or U.S.
 Fish and Wildlife Service;
- Has a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service;
- Has a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means; or
- Interferes substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impedes the use of native wildlife nursery sites.

5.3.3 Impacts

Although no nesting burrowing owls or northern harriers were noted on-site, biological conditions can change over time. As such, development of Village Six may potentially impact nesting raptors, including burrowing owl and northern harrier. The harrier nests on the ground and the owl nests in burrows. Both species prefer open grassland areas such as those found on Village Six. The breeding season is identified as February 1 to August 30. As the site grading is implemented, nesting owls or harriers could be encountered in open grassland areas of the project site.

Sensitive Habitats

The proposed Village Six SPA Plan would not significantly impact any sensitive habitats. In addition, the proposed Birch Road alignment as it relates to SR-125 and the associated interchange has been evaluated and was found to have no impact on wetlands or other sensitive resources. The property to be developed within and adjacent to Village Six contains only non-native habitats.

Sensitive Plants

No significant impacts would occur to sensitive plant species. No sensitive plant species were observed during the Village Six SPA surveys in 1998 and 1999 or during previous surveys. Otay tarplant is not expected to occur due to the lack of natural habitat within and adjacent to the Village Six property. The majority of soils on-site are Diablo clay, with slopes of 2 to 15 percent (U.S. Department of Agriculture 1973). Diablo clays are characterized as well-drained, moderately deep clays derived from soft, calcareous sandstone and shale. Linne clay loam soils are found primarily in drainage and swale areas. While the soils on-site could support Otay tarplant, the area has been in agricultural use for the past 10 years, and under such intense and recurring use, the emergence of tarplant is unlikely.

Sensitive Wildlife

While no northern harrier or burrowing owls were identified to be nesting within the Village Six SPA Plan area, they could potentially use the fallow agricultural fields. Two individuals and burrows were observed within the adjacent SR-125 designated alignment, and burrowing owls are present in other undeveloped portions of the Otay Ranch. Although known to reuse the same burrow, individuals are not sedentary. There is a potential for future breeding pairs to use the Village Six agricultural fields. Grading of an active nest or burrow would be a direct significant impact to biological resources.

Two golden eagles were observed off-site to the east, but no golden eagle breeding habitat or associated key foraging habitat occurs within Village Six. The golden eagle requires cliffs, large rock outcrops, or large oaks and sycamores for nesting. The tricolored blackbirds were

observed in the same vicinity as the golden eagle and concentrated near an off-site cattlefeeding operation. Tricolored blackbirds require large areas of freshwater marsh to breed. There is no nesting habitat present within or adjacent to the proposed Village Six development.

The San Diego black-tailed jackrabbit and American badger were not observed within the Village Six boundaries. While these mammal species may be present in the vicinity, their territories are large. A low density of individuals is expected. Development of Village Six would not have a substantial adverse effect on populations of these wildlife species, either directly or through modification of the existing habitat.

The loggerhead shrike has been observed foraging in the northern portion of the project area. The Village Six project site does not provide suitable nesting habitat for the loggerhead shrike. Development of the Village Six site would remove foraging areas which is considered significant.

Implementation of the Village Six SPA Plan and Conceptual Tentative Maps would eliminate approximately 386 acres of agricultural fields used for foraging by raptor species. The Program EIR 90-01 identified loss of raptor foraging habitat as a significant impact. The Village Six SPA Plan would contribute to this significant impact.

Wildlife Movement Corridors

There are no identified or designated wildlife movement corridors in the vicinity of Village Six SPA boundaries. Therefore, Village Six would not interfere substantially with movement of any native resident or migratory species or the establishment of a wildlife corridor. No significant impacts to wildlife movement would result from development of Village Six.

Otay Ranch Resource Management Plan

The RMP has established performance standards for achieving an 11,375-acre Otay Ranch open space preserve. Compliance relies on progressive acquisition, or funding for acquisition, of the designated Otay Ranch Preserve areas with each development approval. Village Six would have an indirect, long-term, potentially significant impact related to biological resources management unless the Otay Ranch regional open space is preserved proportionally and concurrently with development. Future final maps will be required to convey open space in accordance with the RMP at a rate of 1.188 acres for each acre of development area. Table 5.3-4 provides an estimate of the conveyance acreage required based on the current Conceptual Tentative Maps.

TABLE 5.3-4 CONVEYANCE REQUIREMENT ACREAGE TABULATION

Gross Acres	386.04
Deductions	
La Media right-of-way	4.15
Birch Road right-of-way	6.29
SR-125 right-of-way	25.37
Neighborhood park	7.68
Elementary school	10.18
Total Deductions	53.67
Net Acres	332.73
Conveyance Ratio	1.188 per net acre
Conveyance Requirement	395.28 acres

Multiple Species Conservation Program

No inconsistencies exist between the proposed Village Six SPA Plan design and the MSCP. Village Six would not result in any take of resources under the MSCP. Village Six SPA Plan development would be separated by at least one-half mile from any proposed MSCP-designated preserve area.

5.3.4 Level of Significance Prior to Mitigation

The Otay Ranch GDP concluded that implementation of the GDP would result in significant impacts to biological resources, including impacts to regional raptor foraging areas that are present in the project area. Due to the significant cumulative impacts identified in the GDP, a Statement of Overriding Considerations was prepared with that document.

Grading of, or nearby, an active raptor nest during breeding season may potentially impede the use of a native wildlife nursery site. The grading would be a direct, or indirect, shortterm, potentially significant biological resources impact.

The Village Six SPA Plan would have indirect, long-term, potentially significant impacts on biological resources if the project fails to preserve the Otay Ranch GDP regional open space proportionally and concurrently with development.

Since the construction of housing on Neighborhood R-11/S-2 would require grading of the entire site, impacts to biology would be the same for the high school and residential options.

5.3.5 Mitigation Measures

- 5.3-1 Focused surveys for burrowing owl shall be conducted prior to grading. If occupied burrows are detected, passive relocation of the species shall be conducted to avoid impacts from grading.
- 5.3-2 Focused surveys for active nests of the northern harrier shall be conducted prior to grading. If active nests are detected, and if construction activities occur between March 1 and July 31, construction activities shall be restricted within 9500 feet of the active nest sites.
- 5.3-3 Prior to recording each final map, the applicants shall either convey land within the Otay Ranch RMP Resource Preserve at a ratio of 1.188 acres for each acre of development area or pay a fee in lieu.

5.3.6 Level of Significance After Mitigation

Implementation of the above mitigation measures would reduce direct impacts to biological resources below a level of significance.

No feasible mitigation measures were identified to reduce the impacts to raptor foraging to a level below significance. These impacts would remain significant and unmitigated.

5.4 Cultural Resources

Section 3.4, Cultural Resources, of the Otay Ranch GDP Final Program EIR (90-01) analyzed the existing conditions, potential impacts, and mitigation measures related to cultural resources for the entire Otay Ranch GDP. Cultural resource studies have been conducted in the Otay Ranch area since 1980. These studies were completed both for planning purposes and for CEQA compliance. Table 5.4-1 lists the recent archaeological surveys in the vicinity of the Village Six SPA Plan. The Otay Ranch GDP concluded that implementation of the GDP would result in a significant environmental effect on prehistoric and historic resources. In addition, an expanded literature search and field visit was conducted as part of this EIR (Appendix C).

5.4.1 Existing Conditions

The archaeological sites recorded at San Diego State University on the subject property are listed in Table 5.4-2.

Based on the mapped location of these resources, it is apparent that on-site resources potentially represent one or two primary deposits. Because of limited surface visibility, a field review of the project site was unable to relocate materials associated with these sites. This may have been due in part to the heavy vegetative cover that currently exists on the property. Also, insomuch as individual specimens were recorded as sites and were collected, it is possible that the materials no longer remain on the property.

The cultural resources in this area of Otay Ranch include the artifacts typical of both the Milling Stone stage and the Late Prehistoric stage. The Milling Stone stage is dated as occurring as early as 8,000 years before present (B.P.). The cultural remains include grinding stones (metates and manos), scraper planes, relatively large-size debitage (flaking waste), and shellfish deposits. The prehistoric sites recorded within the Village Six SPA Plan area consist of ground and flaked stone materials.

The Late Prehistoric stage is considered ancestral to the Kumeyaay, who have lived in the area since the time of contact with the Spanish. Sites of this stage have been dated as early as 1500 years B.P. and their cultural remains reflect an emphasis on inland plant food collection, processing, and storage. Typical artifacts include the use of small arrow points, mortars and pestles, ceramic vessels and pipes, and the replacement of flexed inhumations with cremations.

In addition to the sites recorded on the property, a historic site, SDI-11,384H, occurs approximately 300 feet from the southwest corner of the Village Six SPA Plan. This site is the historic Otay Ranch Farm Complex and consists of approximately 20 related structures and associated equipment. In addition to the standing structures, a number of foundations

TABLE 5.4-1
RECENT ARCHAEOLOGICAL SURVEYS
CONDUCTED WITHIN THE VICINITY OF THE PROJECT AREA

Survey Date	Area Surveyed	Sites Discovered	Survey Findings	
1989	Entire 9,386-acre Otay Valley parcel as part of 23,297-acre Otay Ranch survey (RECON 1990b)	69 sites	RECON personnel located 55 prehistoric sites, 10 historic sites, and 4 potential historic sites. This survey was not considered intensive.	
1992	Approximately 4,400 acres of Otay Valley parcel (Ogden 1993)	26 sites and 44 isolates	The intensive survey of 4,400-acre portion of the Otay Valley parcel resulted in discovery of 22 prehistoric sites and 4 historic sites.	
1992	40-acre Vortac parcel within Otay Ranch (Ogden 1992b)	4 sites and 1 isolate shell fragment	Of the 2 lithic scatter sites, I was previously recorded. In addition, 2 isolated stone artifacts were recorded.	
1995	Remaining 1,045.8 acres of SPA One project area intensively surveyed (Brian F, Smith & Associates 1995)	15 new sites, 6 previously recorded sites, 6 possible sites, and 60 isolates	The intensive survey resulted in discovery of 12 new prehistoric sites and 3 new historic sites.	
design and testing		5 previously recorded sites were tested	All sites were found not to be significant under CEQA criteria, and testing exhausted their research potential.	

TABLE 5.4-2 ARCHAEOLOGICAL SITES RECORDED ON VILLAGE SIX

Site	Materials Noted		
CA-SDI-11,282	Metate (noted as collected)		
CA-SDI-11,283	Metate (noted as collected)		
CA-SDI-11,284	Two flakes and one core		
CA-SDI-11,285	One mano, one flake tool, two flakes		
CA-SDI-11,286	One projectile point (noted as collected), numerous flakes, one mano		
CA-SDI-11,287	One metate fragment, one flake, one scraper		
CA-SDI-11,288	One scraper, three core tools, one flaked tool, and several flakes		
CA-SDI-11,289	Cores and core fragments, flakes, and debitage		

from earlier buildings still remain. The area was the central portion of a large working ranch and the buildings and structures have undergone modifications or have been replaced over the decades. The buildings range in age from the turn of the century up to the 1940s; however, it has been determined that no significant standing structures remain (Smith 1999). Trash deposits and privies representative of early occupations may be present on the property.

5.4.2 Thresholds of Significance

According to the CEQA Guidelines, Appendix G, impacts to cultural resources would be significant if the proposed project would:

- Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5. This includes:
 - a) resources that are eligible for the California Register of Historic Resources and the National Register of Historic Places; and
 - resources that are locally designated as historically significant; or the City of Chula
 Vista finds the resource historically significant based on substantial evidence.
- Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5 of the CEQA Guidelines. This includes:
 - a) resources that are associated with an event or person of recognized significance in California or American history or recognized scientific importance in prehistory;
 - resources that can provide information that is of demonstrable public interest and is useful in addressing scientifically consequential and reasonable research questions;
 - resources that have a special or particular quality such as the oldest, best example, largest, or last surviving example of its kind; and
 - d) resources that are least 100 years old and possess substantial stratigraphic integrity; and/or involve important research questions that historical research has shown can be answered only with archaeological methods.
- Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature; or
- Disturb any human remains, including those interred outside of formal cemeteries.

5.4.3 Impacts

The proposed Village Six SPA Plan development could directly impact resources listed in Table 5.4-2. There are eight sites that could potentially be affected by the completion of the project. Several of these resources are recorded as a single, isolated artifact, while others are recorded as including a variety of flaked and ground stone artifacts.

It is possible that these resources no longer exist on the property. Current vegetative cover is too dense to permit adequate field inspection and evaluation of potential remains. Because of the restricted surface visibility and the potential for prehistoric cultural resources on the property, impacts to cultural resources are considered significant.

5.4.4 Level of Significance Prior to Mitigation

Impacts to the recorded sites on the property are considered significant. Because of the extent of past agricultural disturbance to the area, only midden-bearing, subsurface deposits represent potentially significant cultural resources. The following measures outline a procedure for ensuring that adverse impacts are avoided.

5.4.5 Mitigation Measures

- Concurrent with the start of grading, the project area should be brushed and a field 5.4 - 1reconnaissance should be conducted and the presence or absence of midden-bearing deposits determined. All brushing and grading within Village Six shall be monitored. The monitoring of the brushing and grading shall be conducted by one or more archaeologists, as dictated by the size of the grading operation. excavations, road grading, and brush removal shall be coordinated with the archaeological monitor. Any resources that are graded shall be intensively monitored during grading to ensure that any important features, isolates, or deposits are either recorded and collected or excavated. Should any resources be encountered during the monitoring of the brushing or grading which were not previously recorded, the grading shall be temporarily stopped or redirected to another area while the nature of the discovery is evaluated. Any resources that may be encountered shall require testing to determine their significance. If the testing demonstrates that a resource is significant, then a data recovery program shall be prepared in accordance with mitigation measure 5.4-2.
- 5.4-2 If, as a result of the reconnaissance conducted in accordance with 5.4-1 above, a <u>significants adden</u> deposit is identified, a research program shall be prepared to recover a valid sample of the materials present within the site.
- 5.4-3 If a <u>significant midden-bearing</u> deposit is identified, a data recovery program shall be completed prior to the issuance of a grading permit. This program shall be completed

under the direction of a qualified archaeologist to the satisfaction of the Director of Planning and Building. If significant materials are recovered, curation shall be required in a facility that is appropriate for the maintenance of archaeological materials.

5.4.6 Level of Significance After Mitigation

Implementation of the above mitigation measures would reduce impacts to cultural resources below a level of significance.

5.5 Geology and Soils

Section 3.5, Geology and Soils, of the Otay Ranch GDP Final Program EIR (90-01) addressed the general geotechnical setting, potential impacts, and mitigation measures for the Otay Ranch properties. The document concluded that implementation of the Otay Ranch GDP would result in significant environmental impacts on geology and that more refined site-specific geotechnical reports would be required prior to issuance of grading permits for individual projects to further refine issues. Geotechnical reconnaissances for the Village Six project area were prepared by Geotechnics Incorporated (December 22, 2001) and by GEOCON, Inc. (February 16, 2001). The reports are included as Appendix D.

5.5.1 Existing Conditions

Geologic Setting

The Village Six property is located within the coastal plain of the Peninsular Range Geomorphic Province. This coastal plain is underlain by sedimentary formations. The Oligocene Otay Formation occurs in the Village Six vicinity with alluvial and colluvial deposits infilling the canyon bottoms and sides (Figure 5.5-1). The San Diego Formation is exposed on knolls to the west of Village Six (Cotton-Beland 1996). The Otay Formation is believed to underlie the entire Village Six at depth and extends eastward beyond its boundaries (Neblett & Associates 1999). Many of the sedimentary rock beds are flat lying, although several beds were observed during the reconnaissance survey to be gently dipping to the northeast and northwest.

Seismicity

Village Six is located east of the La Nacion fault zone. This fault zone consists of several north/south-trending normal faults with branching, minor faults. The fault zone has been shown to be potentially active, but fault movements have not offset geologic formations younger than 11,000 years old. The fault zone becomes less active as the zone is traversed from west to east.

The closest reported occurrence of the La Nacion fault zone to Village Six is approximately 6,000 feet from the western boundary (Cotton-Beland 1996). No evidence was found of the fault zone's presence any closer to Village Six during the geotechnical investigation for Villages One, Two, and Five (Cotton-Beland 1996).

Active faults within 100 miles of the site are shown in Figure 5.5-2, and estimated moment magnitude and peak horizontal ground acceleration at the site from regionally active faults are shown in Table 5.5-1.

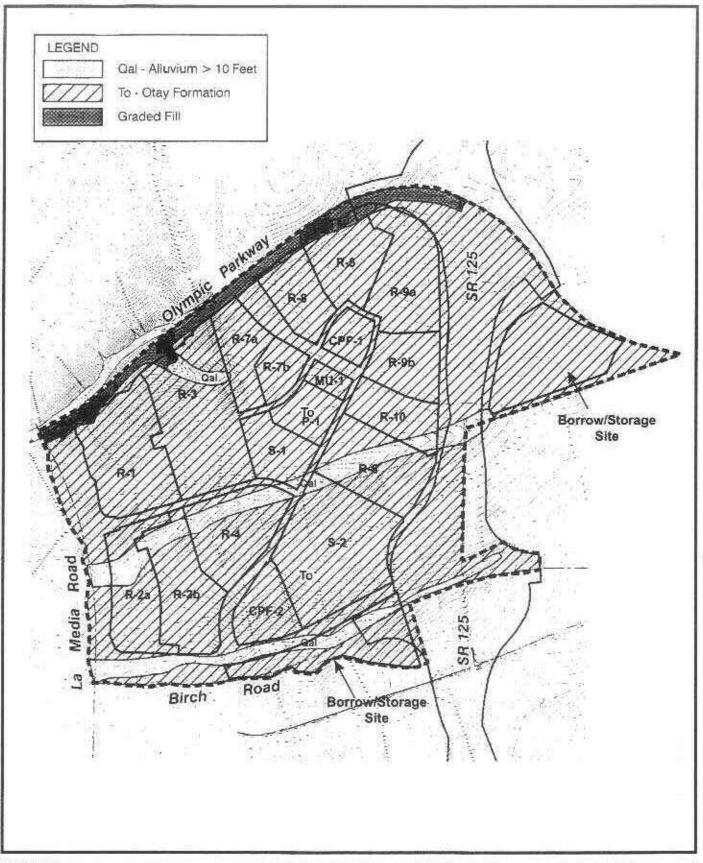
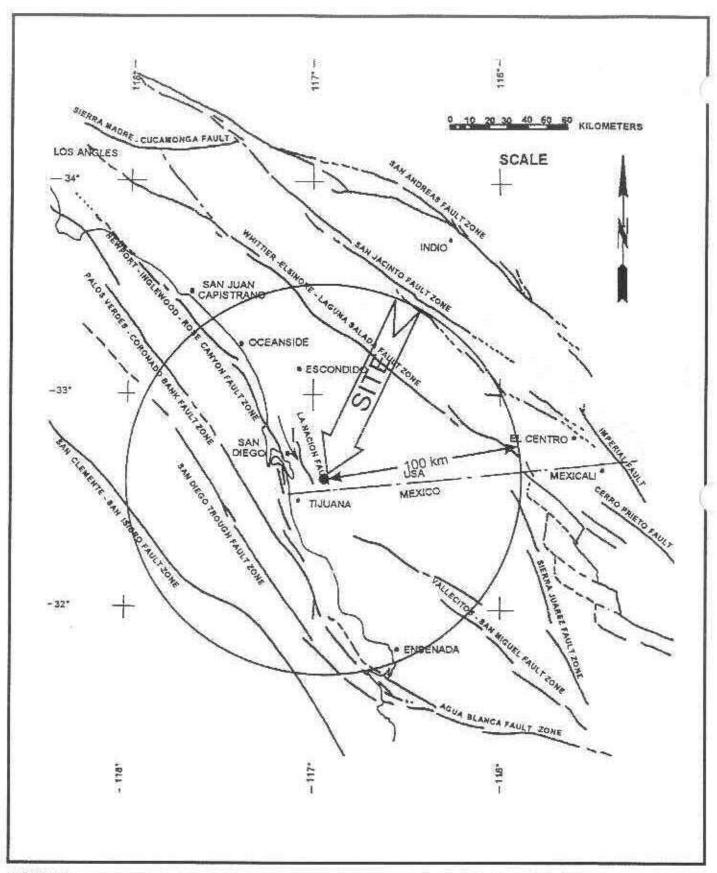






FIGURE 5.5-1 Geology Map

Village Six Otay Ranch Development Plan





Map Source: Geotechnics Inc., 1/98



FIGURE 5.5-2

Active Faults Within 100KM of Project Site Village Six Otay Ranch Development Plan

TABLE 5.5-1
ESTIMATED MAGNITUDE AND GROUND ACCELERATION
FROM FAULTS WITHIN 100 MILES OF THE SITE

Fault		Maximum Credible Event		Maximum Probable Event	
	Distance to Site (miles)	Moment Magnitude	Peak Horizontal Acceleration (g)	Moment Magnitude	Peak Horizontal Acceleration (g)
Coronado Banks	24.0	7.7	0.17	6.1	0.06
Elsinore	40.0	7.5	0.09	7.3	0.08
La Nacion	3.8	6.8	0.41	6.5	0.37
Rose Canyon	14.0	7.0	0.19	6.4	0.14
San Clemente	64.0	7.3	0.05	6.6	0.02
San Diego Trough	32.0	7.7	0.13	6,1	0.40
San Jacinto	60.0	7.5	0.06	6,6	0.30

SOURCE: Geotechnics, Inc. 2000.

g = gravity

The most significant credible seismic event with respect to the Village Six property would be a 7.0 magnitude event on the Rose Canyon fault zone (see Table 5.5-1).

Ground rupture due to active faulting is not evident in the vicinity of Village Six. The distance and elevation separation between the Village Six site and the coast preclude the occurrence of seismically induced waves (tsunamis) or seiches. There is low potential for earthquake-induced flooding of the Village Six property because the area lacks river tributaries and lakes.

Soils

Colluvium/Alluvium (Qal)

Accumulations of colluvial and alluvial deposits infill the drainage course bottoms and slopes. These materials are generally dark brown in color and consist of highly plastic clay. They range from dry to moist and firm. Colluvium/alluvium depths of up to 11 feet were observed. Thicker accumulations may exist in narrow buried channels cut into the formational materials and in the main Poggi Canyon drainage.

San Diego Formation (Tsd)

No deposits have been identified within Village Six, but this geologic unit is mapped as occurring immediately west of the Village Six property (Cotton-Beland 1996). The Phioceneage San Diego Formation consists of fine- to medium-grained, yellow tan, dirty sandstone. This formation on the adjacent property contains expansive siltstones, claystones, and bentonite beds.

Otay Formation (To)

This formation generally consists of silty to clayey, fine- to coarse-grained sandstone with some sandy siltstone and sandy clay interbeds. The sandstone and siltstone are typically light gray, nonplastic, massive with some cross-bedding and weakly cemented (see Figure 5.5-1). There are some beds of strongly cemented materials. A very well cemented claystone was encountered above elevation 580 above MSL. Bentonitic claystone, common in this formation, was not encountered during the reconnaissance exploration.

Bentonite clarstone is commonly found in the Otay Formation. It is very highly expansive and will require special consideration if thick deposits are encountered during grading. While these beds were not found during testing, there is a possibility that they will be encountered during grading operations. If they are found, special consideration with respect to placement of fill, undercutting pad and street subgrades and buttressing slope stability may be required.

Landslide Debris

Evidence of ancient landslides has not been found on-site.

Liquefiable Soils

Potentially liquefiable soils may exist on-site in the colluvium and alluvium. These would typically consist of cohesionless sands and silts that are loose to medium dense and saturated.

Expansive Soils

The predominantly clayey sand and sandy clay material within the Otay Formation and the colluvium/alluvium have moderate to high expansion potentials. However, due to the wide range of expansion potential typically exhibited by soils in the area, localized areas may possess a very low expansion potential while others may have a high expansion potential.

Compressible Soil

Loose, compressible soils are found on-site. These materials, which include topsoil, colluvium, and alluvium, are subject to settlement under increased loads or due to an increase in moisture content from site irrigation or a change in drainage conditions. Except for these materials, most of the earth material on-site is suitable for reuse in compacted fills.

Excavatability

In general, the site materials should be excavatable with standard heavy earth-moving equipment in good working order with experienced operators. Some of the Otay Formation may generate large, strongly cemented material that could require extra effort to crush.

5.5.2 Thresholds of Significance

According to the CEQA Guidelines, Appendix G, impacts to geology and soils would be significant if the proposed project:

- Exposes people or structures to potential substantial adverse effects, including the risk of loss, injury, or depth involving:
 - (1) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault,
 - (2) Strong seismic ground shaking,
 - (3) Seismic-related ground failure, including liquefaction, or
 - (4) Landslides;
- Results in substantial soil erosion or the loss of topsoil;
- Is located on a geologic unit or soil that is unstable or that would become unstable as a
 result of the project and potentially result in on- or off-site landslide, lateral spreading,
 subsidence, liquefaction, or collapse;
- Is located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating a substantial risk to life or property; and
- Has soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for disposal of waste water.

In addition, the proposed project would result in a significant impact if it fails to comply with the applicable geology and soils mitigation measures established by the Otay Ranch GDP Program EIR. Therefore, a significant impact would result if the project

 Fails to provide site-specific geotechnical studies based on proposed development plans to specifically evaluate soil conditions and characteristics, areas of potential slope instability, landslides, faults, liquefaction, and rippability characteristics for the tentative map review;

- Fails to incorporate mitigation measures developed by qualified geotechnical engineers in compliance with statutes and state-of-the-art professional standards;
- Fails to conduct on-site soils investigation by a qualified geotechnical consultant to
 evaluate the potential for significant impacts due to erosion and expansion for the
 tentative map review; and
- Fails to incorporate mitigation measures for erosion control and soil expansion.

5.5.3 Impacts

Seismicity

There are no active faults underlying the project site. The La Nacion fault zone is potentially active, which means it has not offset geologic formations younger than 11,000 years old and does present a risk to residential development. Further, the faults become less active as you move easterly (towards the proposed project) across the zone. Therefore, the only potential for significant seismic hazards is associated with ground shaking due to seismic activity within the Rose Canyon fault zone. The most significant probable seismic event with the potential to affect Village Six would be a 7.0 magnitude event on the Rose Canyon fault zone resulting in an estimated peak ground acceleration of 0.19 g. A seismic event with the potential to affect noncritical structures would likewise emanate from the Rose Canyon fault zone, with a magnitude of 6.5 and a corresponding ground acceleration of 0.14 g.

Soils

Construction on liquefiable soils within drainage courses could result in injuries or loss of property during ground shaking of sufficient magnitude and duration. Expansive soils within pavement, foundation, or slab subgrade could heave when wetted, resulting in cracking or failure of these development improvements. Development on compressible soils could potentially settle under increased load and damage structures, roads, and property. The design of proposed Village Six SPA Plan structures would comply with the requirements of the Uniform Building Code and standard practices of the Association of Structural Engineers of California.

There is a low potential for natural slope stability problems. Nonetheless, grading of the site may expose bedrock materials where clay beds are located and are susceptible to instability in steepened man-made slopes. Development of any subdivision in hilly terrain would typically result in numerous contacts between cuts in bedrock and compacted fills (cut/fill transitions). Differential settlement could place substantial distress impacts on structures.

5.5.4 Level of Significance Prior to Mitigation

The exposure of a residential community and individual persons to ground acceleration generated from potential earthquakes along off-site faults would be a direct, long-term, significant impact associated with implementation of the proposed project.

Failure of slopes manufactured under the proposed project would be a direct, long-term, significant impact.

5.5.5 Mitigation Measures

- 5.5-1 During construction liquefiable soils within the colluvium/alluvium shall be removed and replaced with compacted fill.
- 5.5-2 During construction highly expansive soils shall be kept below finish grade. Where excavations expose highly expansive materials at finish grade, these materials shall be excavated a minimum of four feet below finish grade. Where excavations expose very highly expansive material at finish grade, these materials shall be excavated a minimum of five feet below finish grade. The excavations shall be replaced with a compacted fill soil that has a low to moderate expansion potential.
- 5.5-3 During construction, the developer shall remove loose, compressible soils and replace as compacted fill in areas that will be subjected to new fill or structural loads.
- 5,5-4 During grading the developer shall construct earthen buttresses on unstable slopes with drains installed, as warranted, at the rear of the buttresses to control groundwater.
- 5.5-5 Grading of building pads shall be designed so that foundations bear entirely on a relatively uniform depth of compacted fill. This may be accomplished by overexcavating the cut portion of the building pad.
- 5.5-6 Prior to approval of grading plans for the proposed project, the applicant shall submit an additional geotechnical investigation. The detailed analysis shall be subject to approval of the City Engineer. The analysis shall include, but not be limited to, a delineation of specific locations where liquefiable, compressive, and expansive soils would affect structural stability and where graded slopes would expose bedrock susceptible to instability.

5.5.6 Level of Significance After Mitigation

The proposed development is feasible from a geotechnical and geologic engineering perspective because all potential hazard impacts to people and proposed structures would be reduced below a level of significance with application of the above mitigation measures.

Mitigation measures 5.5-5 and 5.5-6 require preparation of graded areas to be designed and constructed as stable. The potentially unstable manufactured slopes would be buttressed and properly drained. Differential settling would be controlled by designing lot grading so that foundations bear entirely on a relatively uniform depth of compacted fill.

Compliance with the requirements of the governing jurisdictions, building codes (e.g., Title 24 of the California Code of Regulations, the Uniform Building Code) and standard practices of the Association of Structural Engineers of California would reduce the potential impact resulting from seismic-induced ground shaking below a level of significance.

5.6 Paleontology

Section 3.6, Paleontological Resources, of the Otay Ranch GDP Program EIR (90-01) evaluates the existing known paleontological resources, the potential for unknown resources, potential impacts, and mitigation measures for fossil remains or prehistoric plant and animal life. The document concluded that implementation of the Otay Ranch GDP would result in a significant environmental effect on paleontological resources. The Otay Ranch GDP Findings required that certain portions of the Otay parcel be set aside for paleontological reserves. No paleontological reserves were designated in the Village Six SPA project area. The Otay Ranch RMP compiles the resource-related studies, plans, and programs required for paleontological resources.

5.6.1 Existing Conditions

Paleontological resources are fossil remains of prehistoric plant and animal life. Fossils are found in the geologic deposits where they were originally buried. Fossils provide a portion of the scientific record for the geologic and biota history of the region in which they are found. Fossils may be exposed in drainage cuts or where the bedrock surfaces.

Discovery and recovery of significant paleontological resources occurred with development of the Otay Ranch SPA One Villages One and Five. The following is a summary of the work done during 1998 and 1999, prepared by Dr. Thomas A. Deméré:

Grading for Village One - Phase 1B of the Otay Ranch GDP produced significant fossil remains from both the San Diego Formation and the Otay Formation. A cut was made through an ancient sea cliff of the San Diego Formation, exposing both beach and non-marine deposits of this formation. The non-marine deposits produced the first all-terrestrial mammal assemblage known from the San Diego Formation. This assemblage includes rabbit (represented by a skull and numerous isolated teeth), cat (represented by a jaw and isolated limb bones), and horse (represented by a partial skull and isolated limb bones). Grading in the Otay Formation resulted in the discovery and recovery of bones and teeth of terrestrial mammals including oreodonts (extinct hoofed mammals) and canids (dogs).

Grading for Village One - Phase 2B of the Otay Ranch GDP also produced fossil marine invertebrates and vertebrates from the San Diego Formation. This rock unit is approximately two to four million years old and was deposited in a large marine embayment during the Pliocene epoch. Particularly significant fossil specimens recovered on this project include partial skulls and jaws of a new small species of baleen whale, a partial skeleton (without a skull) of a medium-sized species of baleen whale, ribs and vertebrae of a giant dugong sirenian (Hydrodamalis cuestae), and a nearly complete skeleton of puma-sized cat (Felis rexroadensis). Other significant discoveries on this project include a moderately diverse assemblage of invertebrate fossils consisting of shells, molds, and casts of marine clams, scallops, snails, crabs, sand dollars, estuarine clams, oysters, and snails.

Grading of Village Five produced fossil remains from the Otay Formation. This rock unit is approximately 28 to 30 millions years old and was deposited in a broad coastal river floodplain. Noteworthy fossils recovered on this project include a limb bone of a short-faced dog (Mesocyon), a partial skeleton of a small fox-like dog (Hesperocyon), partial skulls and jaws of a small oreodont (Sespia), jaws of a small chevrotain (hoofed mammal), and egg cases of an unidentified insect.

Since they are buried, paleontological resources are often not seen until earthwork begins. The locations of fossils are predicted based on the geology of the area and known productivity of the rock formations. No fossil remains have been identified within the Village Six SPA Plan area, and no GDP-designated paleontological preservation areas occur within the Village Six SPA Plan boundaries.

As discussed in Section 5.5, Geology and Soils, the Village Six area is underlain by the Otay Formation with accumulations of colluvial and alluvial deposits in the drainage course bottoms. The San Diego Formation has been identified as occurring within the parcel to the west of Village Six. The following discussion describes the potential for fossil remains in each of these formations:

Quaternary Alluvium (Qal)

Fossil discoveries in Quaternary alluvium are rare. No fossils from the Quaternary alluvial deposits have been observed in the Otay Ranch area. It is unlikely that fossils would be discovered within this formation.

San Diego Formation (Tsd)

No San Diego Formation deposits have been mapped within the Village Six SPA Plan, but areas have been identified as outcropping within Village Two to the west. Typical exposures of this deposit consist of yellowish gray, fine-grained, friable sandstone. The formation thins from west to east. The San Diego Formation, as exposed north of Telegraph Canyon, is also well known for its rich fossiliferous beds and extremely important fossil remains of many types of marine invertebrates and marine vertebrates. Rare remains of terrestrial mammals have also been recovered from the deposits along with the occurrence of fossil trees and leaves. This formation is defined as highly sensitive because the rocks primarily produce vertebrate fossil remains or have the potential to produce such remains.

Otay Formation (To)

The Otay Formation is primarily a non-marine sedimentary rock unit of late Oligocene age. Typical exposures consist of gray-white, medium-grained, tuffaceous sandstone. Other exposures include claystones, bentonites, gritstones, and cobble to boulder fanglomerates to the east of Rock Mountain. A variety of well-preserved terrestrial vertebrates remains were

salvaged from the Otay Formation within the EastLake community development. These fossil resources have provided significant scientific information about the climatic, geomorphologic, and biologic conditions at the time of deposition. The upper sandstone portion is considered to possess a high paleontological resource sensitivity.

5.6.2 Thresholds of Significance

According to Appendix G of the CEQA Guidelines, impacts to paleontological resources would be significant if the proposed project:

 Directly or indirectly destroys a unique paleontological resource or site or unique geologic feature.

Significant paleontological impacts would also occur pursuant to the Program EIR if the proposed action does not comply with the applicable mitigation measures established by the Program EIR for the Village Six SPA Plan. The mitigation measures established in the Program EIR include the requirement for a qualified paleontologist to monitor construction, recover and salvage any fossils discovered during grading, and prepare a summary report once monitoring is complete. These mitigation measures are included in this discussion.

5.6.3 Impact Analysis

Grading for the proposed project would not impact any known paleontological resources; proposed construction, however, may impact fossils potentially buried in the underlying formations. The occurrence of fossils within the covered bedrock cannot be evaluated prior to exposure. Development of the proposed Village Six SPA Plan would remove all areas underlain with Quaternary alluvium. Although this formation has not yielded any known paleontological resources, there is a potential for producing fossils because of the formation's sedimentary origin. The proposed Village Six SPA Plan grading may result in direct, long-term, potentially significant impacts because the formation has an unknown sensitivity.

The proposed massive grading of the Otay Formation sandstone would move material with high sensitivity for paleontological resources. The required earthwork to implement the Village Six SPA Plan may also involve small areas of the San Diego Formation if this formation extends subterraneously into Village Six. The San Diego Formation is also considered to possess a high paleontological resource sensitivity. Destruction of the paleontological resources from either of these formations would be a direct, long-term, potentially significant impact.

5.6.4 Level of Significance Prior to Mitigation

Grading impacts to alluvium would potentially impact paleontological resources. Destruction of the paleontological resources from either the Otay Formation or the San Diego Formation would result in a significant, direct, long-term impact.

5.6.5 Mitigation Measures

- 5.6-1 Prior to issuance of any on-site (or off-site) grading permits, the applicant shall confirm to the City of Chula Vista that a qualified paleontologist has been retained to carry out the following mitigation program. The paleontologist shall attend pregrade meetings to consult with grading and excavation contractors. (A qualified paleontologist is defined as an individual with a M.S. or Ph.D. in paleontology or geology who is familiar with paleontological procedures and techniques.)
- 5.6-2 A paleontological monitor shall be on-site at all times during the original cutting of previously undisturbed sediments of highly sensitive geologic formations (Otay and San Diego Formations) to inspect cuts for contained fossils. The paleontological monitor shall work under the direction of a qualified paleontologist. The monitor shall periodically (every several weeks) inspect original cuts in deposits with an unknown resource sensitivity (Quaternary alluvium). (A paleontological monitor is defined as an individual who has experience in the collection and salvage of fossil materials.)

In the event that fossils are discovered in unknown sensitive formations, it may be necessary to increase the per-day field monitoring time. Conversely, if fossils are not discovered, the monitoring should be reduced.

- 5.6-3 When fossils are discovered, the paleontologist (or paleontological monitor) shall recover them. In instances where recovery requires an extended salvage time, the paleontologist (or paleontological monitor) shall be allowed to temporarily direct, divert, or halt grading to allow recovery of fossil remains in a timely manner. Where deemed appropriate by the paleontologist (or paleontological monitor), a screen-washing operation for small fossil remains shall be set up.
- 5.6-4 Prepared fossils, along with copies of all pertinent field notes, photographs, and maps, shall be deposited (with the applicant's permission) in a scientific institution with paleontological collections such as the San Diego Natural History Museum. A final summary report shall be completed which outlines the results of the mitigation program. This report shall include discussion of the methods used, stratigraphy exposed, fossils collected, and significance of recovered fossils.

5.6.6 Level of Significance After Mitigation

Implementation of the above mitigation measures would reduce the impact to paleontological resources below a level of significance.

5.7 Agriculture

Section 3.7, Agricultural Resources, of the Otay Ranch GDP Program EIR (90-01) analyzed the existing conditions, potential impacts, and mitigation measures related to agricultural resources for Otay Ranch. Implementation of the Otay Ranch GDP would result in significant cumulative effects on agricultural resources. The Program EIR includes a mitigation measure that requires the preparation of an agricultural plan as a condition of approval for the Village Six SPA Plan project area. The following discussion focuses on the project specific impacts to agricultural resources that would result with the development of the Village Six SPA Plan.

5.7.1 Existing Conditions

Historically, the Village Six SPA Plan area has been used for dry farming, as well as cattle and sheep grazing. Crop production was limited to hay and grains due to limited water availability; however, with advancements in water importation and irrigation, tomato cultivation increased and truck farming was introduced. Cattle grazing and cultivation of wheat and barley continue as active uses on-site. The Agricultural Management Map for Otay River, Jamul-Proctor Valley, and San Ysidro Mountains (Baldwin Vista 1989) delineates intensities of allowed agricultural use within Otay Ranch. According to this map, cultivation and cattle grazing activities are allowed on the Village Six SPA Plan property. There is no land current subject to the Williamson Act on the Village Six property.

Land area historically utilized for agricultural production in the region has decreased with the conversion of farmland into urban uses. Although the project site contains farmland of local importance, the high cost of importing water has become prohibitive for many agricultural activities.

Soil Suitability for Agriculture

The United States Department of Agriculture, Soil Conservation Service (SCS) publishes the Important Farmlands Inventory, which is used by the County of San Diego in determining the location and significance of farmland countywide. The inventory designates three separate agricultural categories based on the physical and chemical characteristics of the soil: Prime Farmland, Farmland of Statewide Importance, and Farmland of Local Importance. These classifications (described below) were adapted for California agriculture by the California Department of Food and Agriculture in 1981. The California Department of Conservation established the Farmland Mapping and Monitoring Program (FMMP) in 1982 to carry on the Important Farmland mapping efforts initiated by SCS.

Prime Farmland

Prime Farmland has the most favorable combination of physical and chemical features, enabling it to sustain long-term production of agricultural crops. This land possesses the soil quality, growing season, and moisture supply needed to produce sustained high yields. In order to qualify for this classification, the land must have produced irrigated crops at some point during the two update cycles prior to SCS mapping.

Farmland of Statewide Importance

Farmland of Statewide Importance is similar to Prime Farmland; however, it possesses minor shortcomings, such as greater slopes and/or less ability to store moisture. In order to qualify for this classification, the land must have produced irrigated crops at some point during the two update cycles prior to SCS mapping. Approximately 386 acres of Village Six is designated Farmland of Statewide Importance.

Farmland of Local Importance

Farmland of Local Importance is important to the local agricultural economy, as determined by the County Board of Supervisors and a local advisory committee. The County of San Diego defines Farmland of Local Importance as land with the same characteristics as Prime and Farmland of Statewide Importance. Approximately 386 acres of Village Six is designated Farmland of Local Importance.

5.7.2 Thresholds of Significance

According to the CEQA Guidelines, Appendix G, impacts to agricultural resources would be significant if the proposed project:

- Converts Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the FMMP of the California Resources Agency, to nonagricultural use;
- · Conflicts with existing zoning for agricultural use or a Williamson Act contract;
- Involves other changes in the existing environment which, due to their location or nature, could result in conversion of farmland to nonagricultural use.

5.7.3 Impacts

According to the FMMP San Diego County Important Farmlands Map (July 1988), the Village Six SPA Plan area contains Farmland of Local Importance. Implementation of the

proposed project would convert approximately 386 acres of Farmland of Local Importance to urban uses resulting in a countywide incremental loss of agricultural land.

Continued conversion of agricultural lands to urban development in the maritime and coastal area climates will eventually result in the loss of ability to produce and market off-season fresh tomatoes, vegetables, and field-grown flora crops, most of which have state and national importance. The loss of agricultural land within the county and land suitable for the potential production of coastal-dependent crops would result in a significant impact due to the incremental and irreversible loss or impairment of a limited agricultural resource. The phased development of the proposed project will incrementally convert ongoing agriculture uses to urban development.

Portions of the Village Six SPA Plan area may continue to be used for grazing as an interim use during project construction; however, this could adversely affect urban uses in adjacent villages due to noise, odor, insects, rodents, and chemical applications. Conversely, agricultural activities occurring within Villages Two and Seven are anticipated to continue during development and possibly after completion of the proposed project, which may result in similar incompatible uses.

Impacts to agriculture would remain the same should residential development be undertaken on the site proposed for the high school.

5.7.4 Level of Significance Prior to Mitigation

The loss of agricultural land and land suitable for the production of crops would result in a significant impact due to the incremental and irreversible loss or impairment of limited agricultural resources. Noise, odors, insects, rodents, and chemicals associated with agricultural operations would create indirect, short-term, potentially significant impacts between the agricultural uses and urban uses.

5.7.5 Mitigation Measures

- 5.7-1 The agricultural plan included in the Village Six SPA Plan shall be implemented for the area as development proceeds on the project. The following measures shall be implemented by the developer to the satisfaction of the Director of Planning and Building.
 - a) A 200-foot buffer between developed property and ongoing agriculture operations;
 - b) Vegetation to shield adjacent urban development (within 400 feet) from agriculture activities where pesticides are to be applied;

- Notification of adjacent property owners of potential pesticide application through newspaper advertisements; and
- d) Fencing, where necessary, to ensure the safety of Village Six SPA residents.

5.7.6 Level of Significance After Mitigation

Implementation of the agricultural plan would reduce short-term significant impacts between urban uses and agricultural operations below a level of significance. The agricultural plan provides separation between urban uses and adjacent agricultural uses, and includes a requirement for notification of adjacent property owners of pesticide use and other potentially harmful activities, as well as physical barriers if warranted.

The cumulative loss of important agricultural lands is considered a significant impact, and no mitigation measures are available to reduce this impact to a level below the level of significance.

5.8 Housing and Population

The following discussion focuses on the project-specific impacts to housing and population resulting from the development of Village Six SPA Plan.

5.8.1 Existing Conditions

The total number of housing units in the City of Chula Vista, as of January 1, 2000, was 59,333 (SANDAG). Between 1990 and 2000, approximately 9,480 dwelling units were added to the housing stock. The number of units increased 19.0 percent over the 10-year period. A total of 23,483 dwelling units was approved under the adopted GDP/SRP, as analyzed in Program EIR 90-01.

The City of Chula Vista Housing Element contains the following objective and policy which is applicable to the project:

- Achievement of a balanced residential community through the integration of lowand moderate-income housing throughout the City and the adequate dispersal of such housing to preclude establishment of specific low-income enclaves.
- The Affordable Housing Policy shall require a minimum of 10 percent of each housing development to be affordable to low- and moderate-income households, with at least one-half of those units (5 percent of project total units) being designated for low-income households.

The Housing Element also includes Affordable Housing Program Implementation Guidelines that offer flexibility in meeting affordable housing goals by considering alternatives to actual developer built-in production. These alternatives include land set-asides, off-site projects, and in-lieu contributions.

Additionally, the Otay Ranch GDP established a five-year objective that requires each village to proportionately assist the City of Chula Vista to meet or exceed Otay Ranch's share of the five-year regional allocation as provided by Chula Vista's Housing Element. The Otay Ranch GDP requires that prior to or concurrent with the approval of a SPA plan, a housing plan shall be approved that addresses the type and location of housing to be provided pursuant to the regional share allocation.

The total population of the City of Chula Vista, as of January 1, 2000, was 173,556 (SANDAG). Chula Vista grew by approximately 28.4 percent, or 31,735 persons, from 1990 to 2000. This represents an annual average increase of 2.8 percent. Buildout of the entire Otay Ranch GDP will result in an estimated population of 70,684. The population estimate is based on the 1999 population generation factor derived from the California Department of Finance of 3.01 persons per dwelling unit. SANDAG has projected that from 1995 to 2020,

the City of Chula Vista's population will increase by 82 percent. It is also projected that civilian employment will increase by 90 percent within the same time frame. It is projected that the increase in housing units from 1995 to 2020 will increase by 79 percent.

5.8.2 Thresholds of Significance

According to Appendix G of the CEQA guidelines, impacts to housing and population would be significant if the proposed project:

- Induces substantial population growth in an area, either directly or indirectly;
- Displaces substantial numbers of existing housing, necessitating the construction or replacement of housing elsewhere;
- Displaces substantial numbers of people, necessitating the construction or replacement of housing elsewhere.

5.8.3 Impacts

The Village Six SPA Plan would increase the housing stock of the City of Chula Vista by approximately 2,086 dwelling units. This proposed level of development is included in the adopted planning for the City of Chula Vista. The project represents a future housing supply for the region. Phasing will occur in response to market conditions, which will help to fulfill the demand for housing. If the high school is not built, an additional 146 units could be constructed for a total of 2,232 units.

Housing

SANDAG has adopted a series of plans and policies to address regional growth within the county of San Diego. One of the projects adopted by SANDAG is the Regional Transportation Plan, which includes the Growth Management Plan. The Growth Management Plan incorporates population, housing, and transportation forecasts. Particularly, the forecasts have identified specific projections for the City of Chula Vista. The Growth Management Plan stresses maintaining a prosperous economy while providing an adequate and equitable transportation system, preserving open space and habitat, increasing the rate of home ownership, and reforming the state-local tax system to assist and sustain all of the above. SANDAG encourages compliance with a transit design that promotes pedestrian activity and interconnected public transportation through buses, and trolleys.

Village Six SPA Plan development is proposed for vacant land. No displacement of existing housing stock would occur. SANDAG has forecasted a need for an additional approximately 13,500 dwelling units within the City of Chula Vista by 2005. The Village Six SPA Plan

would implement the SANDAG policies by implementing a bus system, providing a pedestrian-oriented development, preserving open space adjacent to the project, offering new homes, increasing the tax base for the City of Chula Vista, and providing right-of-way for the regional transit system.

Affordable Housing

The Village Six SPA Plan would provide 5.0 percent low-income and 5.0 percent moderate-income housing. This constitutes 202 affordable units, half of which are designated as low-income housing and half as moderate-income housing. The proposed 10 percent affordable housing is consistent with the objectives of the City's Housing Element and the Otay Ranch GDP requirements

Population

The proposed SPA Plan estimates the population of the proposed Village Six SPA Plan to be 6,279 people. The population increase anticipated as a result of the proposed project is estimated by multiplying the number of project-proposed dwelling units to be constructed by 3.01 persons per dwelling unit.

Table 5.8-1 includes the SPA forecast for population generation. SANDAG has forecast that the City of Chula Vista will have an increase of over 41,000 people who will have to be accommodated by 2005. Approximately 15 percent of the total population increase forecast for the City of Chula Vista could be accommodated by the buildout of the Village Six SPA Plan.

TABLE 5.8-1
VILLAGE SIX SPA PLAN POPULATION AND HOUSING MIX

Unit Type	Number of Units	Generation Factor	Forecast Population
Single-family	1,203	3.01	3,621
Multi-family	883	3.01	2,658
TOTAL	2,086		6,279

SOURCE: Village Six SPA Plan.

Should the high school not be constructed and single-family residences placed on neighborhood R-11/S-2, the number of units would be increased to 2,232 and the forecast population would be 6,718.

Village Six SPA Plan development is proposed for vacant land. No displacement of people would occur. The anticipated growth in population and dwelling units within Village Six is consistent with the growth forecasted by SANDAG and the Growth Management Program adopted by the City and would not present significant population or housing impacts.

5.8.4 Level of Significance Prior to Mitigation

No significant adverse housing and population impacts have been identified.

5.8.5 Mitigation Measures

No mitigation measures are required.

5.8.6 Level of Significance After Mitigation

No significant housing and population impacts were identified as part of this SEIR.

5.9 Water Resources and Water Quality

The Otay Ranch GDP Final Program EIR (90-01) analyzed the existing conditions, concluded that implementation of the GDP would result in significant environmental effects on water resources and water quality, and provided mitigation measures for the entire Otay Ranch GDP. The following discussion includes a more detailed analysis of SPA-level impacts based on the Otay Ranch SPA Village Six Preliminary Regional Drainage Study, Major Drainage Patterns and Facilities (P&D Consultants, Inc., September 2001) and the Preliminary Hydrology Study for Otay Ranch Village 6 (Hunsaker and Associates, July 2001) and are included as part of this EIR (Appendix E). Groundwater conditions were evaluated in the geotechnical reconnaissance (see Appendix C).

5.9.1 Existing Conditions

Surface Water and Hydrological Setting

The project area is located in the southwestern portion of the San Diego Basin. The San Diego Basin has been divided into 11 hydrographic units and 54 hydrographic subunits, which are based primarily on surface water drainage basins (Regional Water Quality Control Board [RWQCB] 1975). The proposed Village Six SPA Plan is located within the Otay Hydrographic Unit.

The landscape of the project area is predominantly rolling hills with arroyos draining to canyons that flow west and south away from the Otay Reservoir basin. Drainage from the Village Six SPA Plan area converges into Poggi Canyon, which ultimately discharges into the Otay River approximately 4.5 miles southwest of the Village Six SPA Plan property. The natural drainage basin for the Village Six vicinity is a combination of two subbasins that drain directly into Poggi Canyon from the north and south sides of Olympic Parkway and from a third subbasin that drains into an unnamed tributary canyon. This unnamed tributary canyon then flows into Poggi Canyon approximately 2,500 feet west of the Village Six SPA Plan boundary. The drainage basin covers 4.99 square miles with a 100-year peak discharge into the Otay River of 2,319 cubic feet per second (cfs).

Surface water in the Otay Subunit downstream from Otay Lakes is ephemeral (temporary) and generally found in man-made ponds. According to the Otay Ranch GDP Program EIR, the RWQCB rates the surface water in the subunit as having beneficial uses for agriculture, non-contact recreational sport, wildlife, rare and endangered species, and potential beneficial uses for industry as reported in the Otay Ranch GDP Final Program EIR.

Groundwater Hydrogeology

Groundwater occurs in all sedimentary units and the various surficial deposits present on Otay Ranch. Regional groundwater flow is generally from east to west while the direction of local groundwater flow is controlled by the orientation of the drainage basins and topography. The quantity and quality of groundwater varies according to the permeability of the geologic formation and local topography. Permeability rates within the Otay Valley parcel are greatest in the Otay River valley. Groundwater recharge occurs in upland areas with springs, which is most common in the mountainous regions.

Groundwater conditions were observed to be variable. Seepage occurs throughout the project area and typically consists of perched groundwater flowing laterally rather than a regional groundwater table. Shallow, perched groundwater may be encountered particularly in the drainage courses. The depth of groundwater along Poggi Canyon may vary seasonally with flooding of the adjacent channel. Changes in rainfall or site drainage could produce other areas of locally perched groundwater within the soils underlying the site.

Groundwater Quality

The Otay Hydrographic Unit contains groundwater that is rated generally poor to very poor due to high levels of total dissolved solids. According to the Otay Ranch GDP Program EIR, the groundwater in the project area contains sodium-calcium chloride, and samples from both Poggi Canyon to the north and Otay Valley to the south exceed federal secondary drinking water standards. This situation is caused, in part, from the higher salt concentrations in imported water used for irrigation. Water containing dissolved salts entrapped at the time the sedimentary rocks were deposited also contributes to the groundwater composition and quality.

5.9.2 Thresholds of Significance

Based on Appendix G of the CEQA guidelines, impacts to hydrology and water quality would be significant if the proposed project:

- Violates any water quality standards or waste discharge requirements, including City of Chula Vista Engineering Standards for storm water flows and volumes;
- Substantially depletes groundwater or interferes substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level;
- Substantially alters the existing drainage pattern of the site or area, including through the
 alteration of the course of a stream or river, in a manner which would result in substantial
 erosion or siltation on- or off-site;
- Substantially alters the existing drainage pattern of the site or area, including through the
 alteration of the course of a stream or river, or substantially increases the rate or amount
 of surface runoff in a manner which would result in flooding on- or off-site;

- Creates or contributes runoff water which would exceed the capacity of existing or planned storm water drainage systems or provides substantial additional sources of polluted runoff or otherwise substantially degrades water quality;
- Alters an existing 100-year floodplain or flood regime;
- Places housing within a 100-year flood hazard area structures which would impede or redirect flood flows;
- Exposes people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam; and/or
- Exposes people or structures to inundation by seiche, tsunami, or mudflow.

5.9.3 Impacts

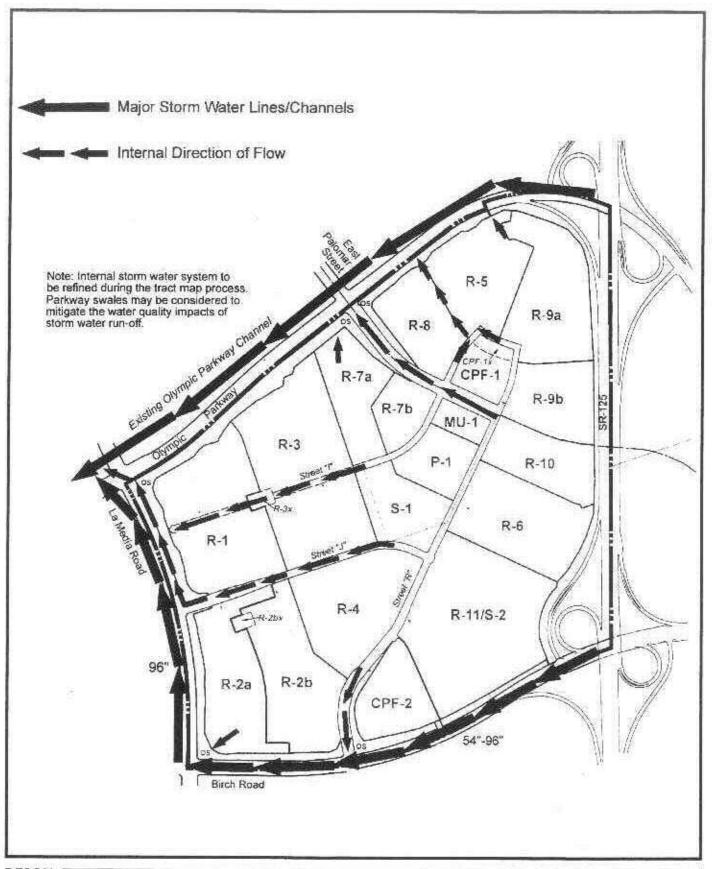
Hydrology/Surface Water

Village Six consists predominantly of rolling hills with arroyos that drain to canyons that flow west into Poggi Canyon. Poggi Canyon is the major drainage course for Village Six. The limits of the proposed Village Six SPA Plan drainage basins do not follow exactly the limits of the natural drainage basins according to current grading design; however, the difference between the existing and proposed drainage basins would not be substantial.

The project area is divided into three major drainage basins with four master drainage facilities. The four master facilities include an open channel drainage system along the north side of Olympic Parkway, a 60-inch storm drain in Olympic Parkway, a 36-te-4296-inch storm drain within proposed La Media Road, and a 6096-inch storm drain within proposed Birch Road. The on-site drainage pattern would funnel flow into a series of on-site storm drains for collection by major storm drains within the adjacent collector roads (Figure 5.9-1).

The 60-inch storm drain in Olympic Parkway is part of the culvert system proposed by Caltrans to convey drainage from the east side of SR-125 to the west side and is an extension of the Caltrans facility to the Poggi Canyon open channel. <u>Caltrans may opt to continue the open channel rather than pipe the flows.</u> The La Media Road storm drain intercepts drainage <u>withinoutside</u> the Poggi Canyon watershed and transports it to the proposed open channel that will run alongside Olympic Parkway in Poggi Canyon. The Birch Road storm drain will connect to the culvert system proposed by Caltrans to convey drainage from the east side of SR-125 to the west at the Birch Road overpass. This storm drain will run west under Birch Road and discharge into an unnamed canyon that is a tributary to Poggi Canyon.

Development of the proposed Village Six SPA Plan would result in an increase in the amount of runoff during storms due to the overall increase in impervious surfaces area.





Map Source: Cinti Land Planning



FIGURE 5.9-1

Storm Drainage Plan Village Six Otay Ranch Development Plan Based on the amount of additional development area, the surface runoff in a 100-year storm event would increase with implementation of the Village Six SPA Plan.

The existing Q_{50} and Q_{100} flows associated with the Village Six area is 221 cfs and 272 cfs, respectively. When SR-125 is constructed these flows will increase to 248 cfs and 306 cfs, respectively. With the proposed completion of the Village Six SPA plan, and the construction of SR-125 Q_{50} flows are anticipated to be 437 cfs and Q_{100} flows will be 538 cfs. These flow rates are summarized in Table 5.9-1. These rates represent a 76 percent increase over existing flows from the Village Six SPA plan area alone.

TABLE 5.9-1 DISCHARGE QUANTITIES FOR VILLAGE SIX SPA PLAN

	Existin	g Flow	Propos	ed SPA	Increase	to Existing
	Q ₅₀	Q ₁₀₀	Q ₅₀	Q ₁₀₀	Q50	Q ₁₀₀
With SR-125	248	306	437	538	189	232
Without/SR-125	221	272	389	479	1,68	207

SOURCE: P&D Consultants Drainage Study for Village Six SPA, September 2001.

The increase in runoff flows has the potential to impact downstream drainage facilities in Poggi Canyon. The existing Poggi Canyon detention basin and the Poggi Canvon Channel has been designed to handle projected flows from Village Six. This detention basin is intended to serve as a regional drainage facility and has been constructed to reduce impacts to downstream facilities. A detailed drainage system will be developed and will include a hydraulic grade line analysis to determine exact pipe sizes needed to serve Village Six. The project will control the rate of on-site, post-development peak storm water runoff discharges. No permanent detention basins are planned within Village Six because the constructed off-site Poggi Canyon detention basin will be sufficient to retain runoff. Temporary desilting basins will be used during construction. These temporary basins will be maintained as long as required prior to site development.

Water Quality

In the short term, Village Six SPA Plan site preparation and grading, including clearing, trenching, and other earthwork, will generate sediment that could affect water quality. To reduce the impacts to water quality, construction activities will have to comply with all applicable regulations established by the U.S. Environmental Protection Agency as set forth in the National Pollutant Discharge Elimination System (NPDES) permit requirements for urban runoff and storm water discharge. Compliance with NPDES includes meeting the requirements of the General Permit for Stormwater Discharges Associated with Construction

Activity (General Construction Permit). In order to be covered under the General Construction Permit, a Notice of Intent must be filed with the RWQCB. Compliance with the permit requires that a storm water pollution prevention plan (SWPPP) be prepared and implemented for the project. Best management practices (BMPs), design, treatment, and monitoring for storm water quality must be addressed with respect to municipal and construction permits. The project is also subject to the requirements of RWQCB NPDES Permit No. CA 0108758, which consists of wastewater discharge requirements for storm water and urban runoff, including BMPs for storm water pollution control and the Municipal Water Storm Water Permit (Municipal Permit) adopted by the RWQCB on February 21, 2001 (RWQCB Order No. 2001-01, NPDES No. CAS0108758).

The proposed project is within the priority category of "home subdivisions of 100 housing units or more" established by the Municipal Permit. The Municipal Permit requires new developments in this priority development category to treat, infiltrate, or filter an amount of runoff from the development site based on numeric sizing criteria described in the permit. Although erosion and sedimentation potential would be reduced by development of the property, the potential for urban pollutants accumulating in surface runoff would increase, particularly from streets and parking lots associated with commercial uses, schools, and CPFs. Accumulated hydrocarbons such as fuels, solvents, oils, and grease originate from leaking automobile fluids and atmospheric deposition of airborne pollutants on the pavement would be collected in runoff flowing over these areas. Excess pesticides and herbicides in landscaped areas may also be picked up in surface runoff. The greatest concentration of urban-derived pollutants would be expected to occur during the early stages (typically the first 0.5 inch) of a rainfall or runoff event. This "first flush" contains the highest concentration of contaminants that are washed from roadways, roofs, curbs, and parking lots. Uncontrolled discharge of pollutants long-term with "first flush" events would have an indirect potentially significant impact.

In order to terminate coverage under the General Construction Permit, a Notice of Termination must be submitted and a Post-Construction Storm Water Management Plan must be prepared for the RWQCB. The Post-Construction Storm Water Management Plan requires that permanent BMPs be established to prevent the discharge of sediment and other pollutants in storm water runoff from the completed project. Appropriate non-structural and structural BMPs, such as homeowner education, homeowner covenants, conditions, restrictions, street sweeping, off-line treatment units, stenciled inlets, landscaping, grasslined swales, in-line storm water treatment units(s), vegetation lined channels, and detention (for erosion prevention) will be included in the Village Six development. Typical post-development BMPs to treat water quality are concerned with nuisance water and first flush events. The BMPs for the project will be sized to mitigate the volume of runoff produced from a 85th percentile 24-hour rainfall event or if flow based BMPs are used, they would be designed to mitigate the maximum flow rate of runoff produced from a rainfall intensity of 0.2 inch of rainfall per hour, as is required by the Municipal Permit for San Diego (SDRWQCB, Order No. 2001-01, NPDES No. CAS018758). The State Water Quality

Control Board has discussed calculation methods, which encompass a range of values from 0.6 inch of runoff from the impervious portion of the busin up to a two year storm event. The latest State Water Quality Control Board proposal includes both volumetric based standards and flow rate standards for water quality treatment.

Surface runoff from the proposed Village Six SPA Plan development would be collected in drainage inlets and catch basins and conveyed through proposed storm drain facilities to the discharge points into Poggi Canyon. The estimated Q_{50} from Village Six is 1,411 cfs. The estimate Q_{100} is 1,736 (Table 4 of Appendix E).

These results represent increases over the existing conditions. The technical reports conclude that drainage culverts and the Poggi Canyon Channel have been sized to handle the projected flows and a required detention basin, located on Poggi Canyon Creek near the Otay Ranch/Sunbow boundary, would attenuate peak flow increases associated with the increased impervious surfaces. Thus, no on-site detention basins are necessary. Temporary desilting basins are included in the plans to control runoff during construction. These temporary basins will be maintained as long as required prior to site development.

Additional drainage studies are required at the tentative map phase to confirm that the proposed on-site storm drain systems fully mitigate drainage impacts and meet the City's standards and requirements. Both the future land development construction drawings and associated reports will be required to include details, notes, and discussions relative to the required or recommended BMPs. With these controls included as part of the project, water quality impacts are not considered significant. A drainage study is required as part of mitigation to insure that these measures are adequately completed.

Groundwater Hydrogeology

The proposed development of the Village Six SPA Plan would increase the amount of impermeable surfaces, which would result in increased runoff and reduced on-site water percolation. The effects of reduced percolation would be limited to the Village Six SPA Plan property because locally the groundwater is perched and flows laterally rather than into a regional groundwater table. The Otay River valley is the principal aquifer within the Otay Valley parcel and would ultimately receive the additional runoff to replenish groundwater in addition to the existing basin discharge. Therefore, no significant impacts to groundwater quantity are anticipated.

Groundwater Quality

Although the increased exposure to urban pollutants could affect the quality of water recharging groundwater, filtering would occur during percolation and the Village Six SPA Plan area has not been identified as a source of significant groundwater recharge. In addition, the existing groundwater is already rated as poor quality throughout the drainage basin with

limitations on current uses. Therefore, no significant impacts to groundwater quality are anticipated.

5.9.4 Level of Significance Prior to Mitigation

Project implementation may result in non-point source discharges of pollutants caused by "first flush" events. These events have a potentially significant indirect long-term impact on water quality.

5.9.5 Mitigation Measures

- 5.9-1 Prior to issuance of a grading permit, a detailed drainage system design study shall be prepared to the satisfaction of the City Engineer shall include:
 - Peak runoff at each inlet, outlet, interceptor, concentration, or confluence point, both predevelopment and postdevelopment conditions;
 - The integration of the proposed system with the existing and proposed downstream drainage facilities to effectively control flows within the entire system;
 - Maps showing existing and postdevelopment conditions for existing topography and proposed grading plans incorporating a drainage system design with main lines and detention/desilting facilities pursuant to Section 3-202.1 of the Chula Vista Subdivision Manual; and on-site detention/desilting facilities shall be incorporated in the design for the various phases of construction and postconstruction.
- 5.9-2 Prior to the issuance of the first grading permit the applicant shall submit a SWPPP including assignment of maintenance responsibilities for review and approval by the City Engineer prior to issuance of grading permits. The SWPPP shall be consistent with the requirements of the Clean Water Act and all requirements set forth in the General Construction Permitthe BMPs of the RWQCB. BMPs identified in the SWPPP shall include but shall not be limited to the following:
 - Temporary erosion control measures designed in accordance with the City of Chula Vista Grading Ordinance shall be employed for disturbed areas and shown on the grading plans.
 - No disturbed surfaces shall be left without erosion control measures in place during the winter and spring months.

- Sediment will be retained on-site by a system of sediment basins, traps, or other appropriate measures, and shown on the grading plans.
- d) Silt and oil and other contaminants will be prevented from entering the storm drain system or removed from the system, by a means acceptable to the City Engineer. Storm drain inlets shall be labeled "No Dumping-Drains to Ocean."
- All parking lots shall be designed to allow storm water runoff to be directed to vegetative filter strips or oil-water separators to control sediment, oil, and other contaminants.
- f) Permanent energy dissipaters will be included for drainage outlets.
- g) A combination of on-site structural and non-structural BMPs for the treatment of urban pollutants in compliance with the Municipal Permit.

5.9.6 Level of Significance After Mitigation

Implementation of the above mitigation measures would reduce impacts to surface water hydrology and water quality below a level of significance. No impacts to groundwater quality or quantity are anticipated.

5.10 Traffic, Circulation, and Access

The Otay Ranch GDP Program EIR Findings, adopted by the City of Chula Vista on October 28, 1993, found that implementation of the GDP would result in significant cumulative impacts on transportation, circulation, and access. Mitigation measures, in conformance with the Otay Ranch GDP Program EIR Findings, were included in the Program EIR (90-01) and require projects to construct appropriate improvements and contribute their proportionate share towards construction of regional facilities.

Linscott, Law & Greenspan Engineers (LLG) has prepared an analysis of transportation/traffic impacts (Appendix F), dated September 2001, resulting from buildout of the proposed project. The following discussion provides a summary of this analysis. Please refer to Appendix F for more detailed technical information. Appendices to the LLG traffic report are available at the City of Chula Vista Planning and Building Department.

In November, LLG analyzed a revised roadway network that realigned Alta Road, as the southern boundary of the Eastern Urban Center, and provides Hunte Drive as a connection between Hunte Parkway and SR-125. These network realignments are southeast of the Village Six SPA area, east of SR-125. This analysis was completed during the public review period for this EIR. The results of the November analysis are presented as an attachment to Appendix F. They conclude that no significant traffic impacts in addition to those determined in the draft EIR would occur if the revised traffic network were constructed.

5.10.1 Existing Conditions

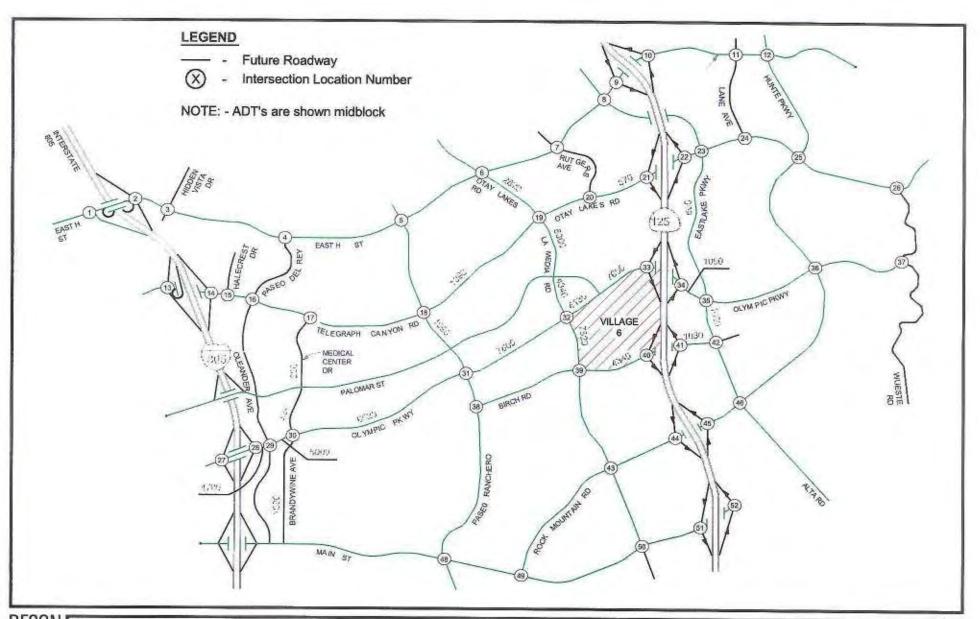
The project area currently consists of fallow agricultural land. The project area is bounded by the proposed alignments of SR-125 on the east, Olympic Parkway on the north, La Media Road on the west, and Birch Road on the south. Regional access is provided by I-805, which is located approximately four miles west of the project site. Figure 5.10-1 shows the existing and proposed roadways and intersections in the study area.

The following is a brief description of the existing street system in the project area.

East H Street is to the north of the project boundary. East H Street is classified as a Six-Lane Prime Arterial from I-805 to Otay Lakes Road and as a Four-Lane Major east of Otay Lakes Road. Bike lanes exist on both sides of the road, and bus stops are located intermittently along East H Street. On-street parking is prohibited. Generally the posted speed limit is 50 miles per hour (mph), but near I-805, it is 40 mph and near Otay Lakes Road, it declines to 35 mph east of Otay Lakes Road.

Telegraph Canyon Road/Otay Lakes Road provides east-west access though the northern portions of the study area. Telegraph Canyon Road/Otay Lakes Road is classified as a Six-Lane Major west of Paseo del Rey and as a Six-Lane Prime Arterial east of Paseo del Rey.

12			
			C





Map Source: Linscott Law & Greenspan, 2001

FIGURE 5.10-1

Proposed Project Volumes at Buildout Village Six Otay Ranch Development Plan Currently, it is generally a six-lane facility, which transitions into a Class I Collector to the east of Hunte Parkway. Bike lanes exist on both sides of the road and bus stops are located intermittently along Telegraph Canyon Road/Otay Lakes Road. On-street parking is prohibited. The posted speed limit is 40 mph from I-805 to Crest Drive/Oleander Avenue, 45 mph from Crest Drive/Oleander Avenue to Old Telegraph Canyon Road, and 50 mph from Old Telegraph Canyon Road to Hunte Parkway.

Olympic Parkway provides direct access into the study area. It is classified as a Six-Lane Prime Arterial from I-805 to Hunte Parkway and as a Four-Lane Major east of Hunte Parkway. Olympic Parkway currently terminates at Paseo Ranchero and is a Four-Lane Major Street with bike lanes on both sides from I-805 to Oleander Avenue. Currently, it is a two-lane roadway east of Oleander Avenue, with improvements along the south side only. On-street parking is prohibited. The posted speed limit is 35 mph east of Oleander Avenue. Extension of this facility to the east is planned by the year 2002.

I-805 is a north-south freeway, which originates in South County and terminates at its connection with the I-5 freeway. Local interchanges in the project vicinity are at Olympic Parkway/Orange Avenue, Telegraph Canyon Road, and East H Street. I-805 is generally an eight-lane freeway between I-805 and SR-54 with auxiliary lanes present between some interchanges.

Medical Center Drive is classified as a Class I Collector and currently provides four lanes of travel. Bike lanes exist on both sides of the street and curbside parking is prohibited. A 35 mph speed limit is posted. Medical Center Drive becomes Brandywine Avenue south of East Palomar Street.

Paseo Ranchero is classified as a Class I Collector and currently extends from Rancho del Rey Parkway to East Palomar Street. Currently, the section of Paseo Ranchero from Telegraph Canyon Road to East Palomar Street is a Six-Lane Prime Arterial. Four lanes of travel are provided in the remaining section of Paseo Ranchero. Bike lanes exist today on both sides of the road; therefore, curbside parking is prohibited. The posted speed limit is 35 mph north of East H Street and 40 mph south of East H Street. Paseo Ranchero is planned to extend south of East Palomar Street to the future Olympic Parkway extension and beyond to Main Street as a Six-Lane Prime Arterial.

Otay Lakes Road is classified as a Six-Lane Prime Arterial. Currently, Otay Lakes Road is a Four-Lane Major arterial providing north-south access between Bonita Road and Telegraph Canyon Road, at which point it turns to the east. East of La Media Road, Otay Lakes Road is a Six-lane Prime Arterial and eventually transitions into a Class II Collector (two lanes) east of Hunte Parkway. Bike lanes exist on both sides of the road and the posted speed limit is 50 mph from Telegraph Canyon Road/La Media Road to the easterly city limits, east of Lane Avenue. La Media Road is planned to extend to the south from the intersection of Telegraph Canyon Road/Otay Lakes Road.

La Media Road is currently only built between Telegraph Canyon Road and Palomar Street. It is classified as a Prime Arterial.

Corral Canyon Road/Rutgers Avenue provides access between Central Avenue and Telegraph Canyon Road. Corral Canyon Road is classified as a Two-Lane Collector within the County of San Diego and becomes a Class II (Three-Lane) Collector within City of Chula Vista limits. Corral Canyon Road becomes Rutgers Avenue, also a Class II (Three-Lane) Collector, south of East H Street. Today, two lanes of travel are provided north of East H Street and four lanes of travel on the portion south of East H Street to Gotham Street. Bike lanes exist on either side of the street on both Corral Canyon Road/Rutgers Avenue. No curbside parking is available. The posted speed limit north of East H Street is 40 mph and 25 mph south of East H Street. Curbside parking is prohibited north of Gotham Street.

EastLake Parkway is classified as a Four-Lane Major Street and as a Six-Lane Prime Arterial south of the SDG&E easement in EastLake Greens. Currently, it provides four lanes (two lanes in each direction). Bike lanes exist on either side of the road and curbside parking is prohibited. The posted speed limit is 40 mph. This Four-Lane Major arterial will be extended south to the future Olympic Parkway extension as a Six-Lane Prime Arterial.

Hunte Parkway is classified as a Four-Lane Major Arterial from Otay Lakes Road to Olympic Parkway. Currently, it extends south of Otay Lakes Road to Olympic Parkway as a Four-Lane Major Street arterial with a posted speed limit of 45 mph. Bike lanes exist on either side of the road and curbside parking is prohibited. This facility connects to Olympic Parkway to the south. It is proposed to widen to a Six-Lane Prime Arterial from Olympic Parkway to SR-125.

SR-125 is proposed to be completed between SR-54 and SR-905 initially as a four-lane tollway. It may be constructed by 2004 but the current status is unclear.

Alta Road is a future planned roadway to be constructed between Hunte Parkway and SR-905 as a Six-Lane Prime Arterial.

Wueste Road is classified as a Class III Rural Collector. It is currently a narrow, winding two-lane roadway extending between Otay Lakes Road and the south city limits.

A total of 52 intersections within the study area were evaluated for traffic impacts. These intersections are shown in Figure 5.10-1. Twenty-seven of these intersections exist today, while the remaining 25 will be built in the future. Of the 27 existing intersections, 21 are signalized and 6 are unsignalized. The intersections studied were chosen based on the amount of project traffic expected to utilize these intersections.

Table 5.10-1 presents the existing AM and PM peak hour intersection operations. As seen in the table, all signalized intersections are calculated to currently operate at level of service (LOS) D or better, except the following:

- East H Street/I-805 southbound ramps (LOS F in the PM peak hour)
- Telegraph Canyon Road/I-805 northbound ramps (LOS E in the AM and PM peak hours)
- Olympic Parkway/I-805 southbound ramps (LOS E in the PM peak hour)

Table 5.10-2 summarizes the street segment operations under existing conditions. As seen in this table, all key street segments are calculated to operate at LOS C or better under existing conditions except the following:

- East H Street from I-805 to Hidden Vista Drive (LOS F)
- Telegraph Canyon Road from I-805 to Oleander Avenue (LOS D)

Arterials

The City of Chula Vista's Traffic Monitoring Program (TMP) assesses the operating performance of the City's arterial street system for compliance with the threshold standards in accordance with the Growth Management Oversight Committee (GMOC) methodology. The City of Chula Vista's significance criteria dictates that if a volume/capacity analysis indicates LOS D, E, or F conditions, the GMOC TMP method shall be utilized in the analysis of those segments in the short term (0-4 year horizon). Based on the GMOC TMP methodology described in Appendix D of the traffic report, East H Street and Telegraph Canyon Road were analyzed in the near-term condition (0-4 year horizon) because these arterials are the only sections or links of roadways located within GMOC arterial street segments calculated to operate at LOS D or worse. Using the TMP methodology, both arterial segments are calculated to operate at LOS C or better:

- · East H Street: I-805 to Southwestern College
- Telegraph Canyon Road: Halecrest Avenue to Medical Center Drive Medical Center Drive to Otay Lakes Road

Current conditions for I-805 between Bonita Road and East H Street are LOS F, and between East H Street and Telegraph Canyon Road the level of service is LOS E.

TABLE 5.10-1
EXISTING PEAK HOUR INTERSECTION OPERATIONS

			sting
Intersection		Delay	LOS
1. East H St./I-805 SB ramps	AM	51.9	D
1. East it of /1-out of ramps	PM	>100.0	F
East H St./I-805 NB ramps	AM	14.6	В
	PM	36.9	D
3. East H St./Hidden Vista Dr.	AM	28.2	С
	PM	45.3	D
4. East H St./Paseo del Rey	AM	23	C
4. Last II St./I aseo del Rey	PM	34.1	C
	1.141	2311	-
5. East H St./Paseo Ranchero	AM	39	D C
	PM	34.6	C
6. East H St./Otay Lakes Rd.	AM	51.9	D
and the second second second second second	PM	43.1	D
7 F II S. M	AM	37.3	D
7. East H St./Rutgers Ave.	PM	31.1	C
	TIVI	31.1	-
8. East H St./EastLake Dr.	AM	33.8	D
	PM	21.9	C
11. Proctor Valley Rd. (East H St.)/Lane Ave.	AM	8.7	A
11. 1100001 valley itd. (Dast 11 St.// Daile 11/0.	PM	8.1	A
		Low volumes	Low volumes
12. Proctor Valley Rd. (East H St.)/Hunte Pkwy.	AM PM	Low volumes	Low volumes
13. Telegraph Canyon Rd./I-805 SB ramps	AM	31.2	C
10. Telegraph Carryon Nast 600 00 Tampo	PM	38.1	D
14 T-3 D-1 /I 906 ND	AM	76.9	Е
Telegraph Canyon Rd./I-805 NB ramps	PM	64.4	E
	FIVE	04,4	
Telegraph Canyon Rd./Halecrest Dr.	AM	48.1	D
	PM	23.3	C
16. Telegraph Canyon Rd./Paseo del Rey	AM	13.4	В
10. Telegraph Carryon reast asco del recy	PM	23.6	c
17 Talasanh Cannas Bd At Fool Contra D	434	26.5	D
Telegraph Canyon Rd./Medical Center Dr.	AM	36.5	D
	PM	29.1	C
18. Telegraph Canyon Rd./Paseo Ranchero	AM	27.9	C
	PM	23.3	C
19. Telegraph Canyon Rd./La Media Rd.	AM	31.6	C
15. Telegraph Canyon Nu/La Media Nu.	PM	32.8	c
20. Otay Lakes Rd./Rutgers Ave.	AM	13	В
	PM	13.7	В
23. Otay Lakes Rd./EastLake Parkway.	AM	32.2	С
The first of married and an analysis of the second	PM	29.7	C

TABLE 5.10-1
EXISTING PEAK HOUR INTERSECTION OPERATIONS (continued)

		Ex	isting
Intersection		Delay	LOS
24. Otay Lakes Rd./Lane Ave.	AM PM	23.3 23.1	C
25. Otay Lakes Rd./Hunte Pkwy.	AM	30.5	C
26. Otay Lakes Rd./Wueste Rd.	PM AM PM	9.5 3 9.6 3	C A A
27. Olympic Pkwy./I-805 SB ramps	AM PM	22.5 28.4	C
28. Olympic Pkwy./I-805 NB ramps	AM PM	35 29.8	C
29. Olympic Pkwy./Oleander Ave.	AM PM	9.6 16.3	A
30. Olympic Pkwy./Brandywine Ave.	AM PM	6.4	A A
36. Olympic Pkwy./Hunte Pkwy.	AM PM	Low volumes	Low volumes
37. Olympic Pkwy./Wueste Rd.	AM PM	Low volumes	Low volumes

NOTE: Shaded cells have an LOS of E or F. SB = southbound; NB = northbound.

TABLE 5.10-2 EXISTING STREET SEGMENT OPERATIONS

	2.3	Capacity	Exist	ing
Street Segment	Roadway Class	at LOS C	Volume	LOS
H STREET		10.00.00.00.00		
I-805 to Hidden Vista Dr.	Prime Arterial	50,000	64,270	F
Hidden Vista Dr. to Paseo del Rey	Prime Arterial	50,000	44,410	C
Paseo Ranchero to Otay Lakes Road	Prime Arterial	50,000	26,520	A
Otay Lakes Road to Rutgers Rd.	Major Arterial (4L)	30,000	18,540	A
Rutgers Rd. to SR-125	Major Arterial (4L)	30,000	14,770	A
PROCTOR VALLEY ROAD	Later to the	- and		
Mount Miguel Rd. to Lane Ave.	Prime Arterial	50,000	4,080	A
TELEGRAPH CANYON ROAD				
I-805 to Halecrest	Prime Arterial ¹	50,000	50,800	F
Halecrest to Paseo del Rey	Prime Arterial	50,000	47,200	C
Paseo del Rey to Medical Center	Prime Arterial	50,000	42,000	В
Medical Center to Paseo Ranchero	Prime Arterial	50,000	40,990	В
Paseo Ranchero to Main Street	Prime Arterial	50,000	34,480	В
OTAY LAKES ROAD				
North of H St.	Major Arterial (4L)	30,000	20,300	A
H St. to Telegraph Canyon Rd.	Major Arterial (4L)	33,000	20,760	A
Telegraph Canyon Rd. to Rutgers Rd.	Prime Arterial	50,000	31,120	A
Rutgers Rd. to EastLake Pkwy.	Prime Arterial	50,000	28,300	A
EastLake Pkwy. to Lane Ave.	Prime Arterial	50,000	12,420	A
Lane Ave. to Hunte Pkwy.	Prime Arterial	50,000	6,830	A
Hunte Pkwy. to Wueste Rd.	Prime Arterial	50,000	3,620	A
PASEO RANCHERO				
H St. to Telegraph Canyon Rd.	Class I Collector	22,000	10,420	Α
EASTLAKE PARKWAY	A STATE OF THE PARTY OF THE PAR	Un alleas		
N/O Otay Lakes Road	Major Arterial (4L)	30,000	8,760	A
S/O Otay Lakes Road	Major Arterial (4L)	30,000	16,590	A
LANE AVENUE				
N/O Otay Lakes Road	Class I Collector	22,000	3,900	Α
HUNTE PARKWAY				
Otay Lakes Road to Clubhouse Drive	Major Arterial (4L)	30,000	3,590	A
WUESTE ROAD				
Otay Lakes Road to Olympic Parkway	Class III Collector	7,500	3,600	A

SOURCE: SANDAG Cities/County Transportation Forecast, October 2000.

NOTE: Levels of service D, E, and F indicated with shading.

¹Classified as a Six-Lane Major Arterial but functions as a Prime Arterial.

²Four-Lane Major Arterial until 2015.

³Classification is Six-Lane Prime Arterial south of SDG&E easement.

5.10.2 Thresholds of Significance

The City of Chula Vista has developed traffic standards, which were used by LLG to evaluate the proposed project. The traffic impacts would result in a significant transportation/traffic impact if they would exceed the following thresholds for intersections, street segments, freeways, and Congestion Management Program thresholds. The following criteria are from "Guidelines for Traffic Impact Studies" (February 13, 2001).

A. Short-term (Study Horizon Year 0 to 4)

1. Intersections

- a. Project specific impact if both the following criteria area met:
 - i. Level of service is LOS E or LOS F
 - ii. Project trips comprise 5% or more of entering volume.
- b. Cumulative impact if only #1 is met.

2. Street Lines/Segments

If the ADT methodology indicates LOS C or better, the impact is not significant. If the ADT methodology indicates LOS D, E, or F, the GMOC method should be used. The following criteria would then be used.

- a. Project specific impact if all the following criteria are met:
 - Level of service is LOS D for more than 2 hours or LOS E/F
 - ii. Project trips comprise 5% or more of segment volume
 - iii. Project adds greater than 800 ADT to segment
- b. Cumulative Impact if only #1
- Freeways
- a. Project specific impact if both the following criteria are met:
 - i. Freeway segment LOS is LOS E or LOS F

- Project comprises 5% or more of the total forecasted ADT on that freeway segment.
- b. Cumulative impact if only #1 is met
- B. Long Term (Study Horizon Year 5 and later)

1. Intersections

- a. Project specific impact if both the following criteria area met:
 - i. Level of service is LOS E or LOS F
 - ii. Project trips comprise 5% or more of entering volume.
- b. Cumulative impact if only #1 is met.

2. Street Lines/Segments

Use the planning analysis using the volume-to-capacity ratio methodology only. The GMOC analysis methodology is not applicable beyond a four-year horizon.

- a. Project specific impact if all three of the following criteria are met:
 - Level of service is LOS D for more than 2 hours or LOS E/F
 - ii. Project trips comprise 5% or more of segment volume
 - iii. Project adds greater than 800 ADT to segment
- b. Cumulative Impact if only #1. However, if the intersections along a LOS D or LOS E segment all operate at LOS D or better, the segment impact is considered not significant since intersection analysis is more indicative of actual roadway system operations than street segment analysis. If segment Level of Service is LOS F, impact is significant regardless of intersection LOS.
- c. Notwithstanding the foregoing, if the impact identified in paragraph a. above occurs at study horizon year 10 or later, and is off-site and not adjacent to the project, the impact is considered cumulative. Study year 10 may be that typical SANDAG model year which is between 8 and 13 years in the future. In this case of a traffic study being performed in the

period of 2000 to 2002, because the typical model will only evaluate traffic at years divisible by 5 (i.e., 2005, 2010, 2015, and 2020) study horizon year 10 would correspond to the SANDAG model for year 2010 and would be 8 years in the future. If the model year is less than 7 years in the future, study horizon hear 10 would be 13 hears in the future.

d. In the event a direct identified project-specific impact in paragraph a, above occurs at study horizon year 5 or earlier and the impact is off-site and not adjacent to this project, but the property immediately adjacent to the identified project-specific impact is also proposed to be developed in approximately the same time frame, an additional analysis may be required to determine whether or not the identified project specific impact would still occur if the development of the adjacent property does not take place. If the additional analysis concludes that the identified project-specific impact is no longer a direct impact, then the impact shall be considered cumulative.

3. Freeways

- a. Project specific impact if both the following criteria are met:
 - i. Freeway segment LOS is LOS E or LOS F
 - Project comprises 5% or more of the total forecasted ADT on that freeway segment.
- b. Cumulative impact if only #1 is met

Congestion Management Program (CMP)

Project traffic and roadway improvements must be in compliance with the SANDAG CMP. The CMP was adopted by SANDAG on November 22, 1991, and is intended to directly link land use, transportation, and air quality through level of service performance. The CMP requires an enhanced CEQA review of all large projects that are expected to generate more than 2,400 ADT or more than 200 peak hour trips.

In 1993, the Institute of Transportation Engineers California Border Section and the San Diego Region Traffic Engineer's Council established a set of guidelines to be used in the preparation of traffic impact studies that are subject to the enhanced CEQA review process. This published document, which is titled 1993 Guidelines for Congestion Management Program Transportation Impact Reports for the San Diego Region, requires that a project study area be established as follows:

- All streets and intersections on CMP roadways or on "regionally significant arterials" where the project will add 50 or more peak hour trips in either direction.
- Mainline freeway locations where the projects will add 150 or more peak hour trips in either direction.

Per these guidelines, East H Street, I-805, Telegraph Canyon Road, and SR-125 were analyzed in this report, as required to satisfy the CMP.

5.10.3 Impacts

Methodology

In order to assess potential traffic impacts generated from Village Six, three separate analyses were conducted as follows:

- 1. Existing + project analysis
- 2. Near-term cumulative analysis
- 3. Long-term cumulative analysis

An existing + project analysis was conducted to determine the impacts of the entire project in relation to the existing baseline condition. Olympic Parkway was assumed to be built because it is fully funded and planned to be extended to Hunte Parkway by 2002. No other circulation improvements were assumed to be constructed.

A cumulative analysis of the near-term pre-SR-125 scenario was conducted. This analysis is pre-year 2005 and includes all projects in the eastern territories of Chula Vista as currently proposed. The basis for the near-term cumulative analysis is the East H Street/Telegraph Canyon Road Capacity Analysis Traffic Report prepared by Linscott, Law & Greenspan in June 2000.

A long-term cumulative analysis was conducted to determine the impact of the proposed project and all other proposed projects in the study area. The long-term cumulative analysis consists of a future analysis in five-year increments including 2005, 2010, 2015, 2020, and buildout, with all projects constructed as proposed.

For comparison purposes, an analysis of the study years outlined above was also conducted assuming *adopted* land uses were constructed for all projects in the study area. Village Six was assumed to be built as proposed.

The operations of the intersections, street segments, arterials, and freeways were determined with both the adopted land use plan and proposed project land uses. Determination of the significance of impacts was made for the proposed project. The adopted operations are provided to illustrate the potential effect of development under the existing plan relative to the proposed SPA Plan. A review of the tables in this report shows that the operations with adopted and proposed land uses are similar.

The basis of the traffic analysis is the 2020 City/County Forecast Traffic Model, which is produced by SANDAG. LLG worked with the City of Chula Vista and SANDAG to input the proper land use and network designations into the model for the following study years:

- Year 2005 (without SR-125)
- Year 2005 (with SR-125)
- Year 2010
- Year 2015
- Year 2020
- Buildout

For each of these study years, the model was run with both adopted land uses and circulation assumptions and proposed land uses and circulation assumptions for the entire study area. The proposed project's land uses and adopted land uses were coded into the traffic models, and the difference in total trips between the adopted and proposed land uses were calculated. These volumes were then added to the adopted land use model to analyze the impacts that are expected to result from the proposed land use changes.

SANDAG trip generation rates were utilized to determine the amount of traffic the project would generate. The one exception is the proposed private high school. The trip rate for the 2200-student school was based on counts at North Torrey Pines High School. The trip rate of 3.65 per student is considered to be conservative.

The project trip generation for the proposed Village Six SPA Plan is projected to be 32,780 ADT. Of this amount, 14,330 ADT are generated by non-residential uses and 18,450 trips by residential uses. Because schools, commercial uses, and recreational uses are planned within the project, some traffic will remain internal to the project. It was assumed that 30 percent of the trips generated by residential uses and 38.6 percent of non-residential uses would remain internal to the site.

Subtracting the internal trips generated from the total trip generation yields the external trip generation. The project is calculated to generate 21,720 ADT on the surrounding street system at project buildout. This traffic generation was assumed for the years 2010, 2015, 2020, and buildout analysis because the proposed project is scheduled for completion prior to 2010. For the year 2005, approximately 609 dwelling units and no non-residential uses were evaluated. All the traffic generated by these dwelling units was distributed to the regional network. No internal trips were assumed.

The following is a description of the results of each of the three analyses.

Existing + Proposed Project Analysis

The existing + proposed project analysis was conducted by adding the proposed project traffic to existing traffic and also assuming Olympic Parkway was extended from its current terminus to Hunte Parkway. Olympic Parkway is fully funded and will be extended prior to project completion.

Table 5.10-3 shows the existing + proposed project intersection analysis. This table shows that the addition of project traffic does not cause any intersection LOS to degrade from LOS D or better to LOS E or F. Some of the delays improve along East H Street and Telegraph Canyon Road due to the extension of Olympic Parkway.

Table 5.10-4 shows the existing + proposed project street segment analysis. This table shows that with the addition of project traffic, all street segments are calculated to continue to operate to at LOS C or better, except for the following three segments.

- H Street from I-805 to Hidden Vista Drive (LOS F)
- Telegraph Canyon Road from I-805 to Halecrest Drive(LOS F)
- Telegraph Canyon Road from Halecrest to Paseo del Rey (LOS E)

Near-term Cumulative Analysis

As traffic increases in the eastern territories of Chula Vista, the levels of service on the key east/west streets (East H Street, Telegraph Canyon Road, Olympic Parkway) will exceed City standards, unless SR-125 is constructed. The time frame when the standards will be exceeded is dependent on the number of housing units constructed per year. LLG completed an analysis in March 2001 which estimated the total number of housing units that could be constructed east of I-805 before the City roadway LOS standards would be exceeded. It was determined that East H Street and Telegraph Canyon Road just east of I-805 would be the "constraint" in the area street system. These roadways were then further studied using the City's Traffic Monitoring Program Methodology in terms of average travel speed.

TABLE 5.10-3
FUTURE PEAK HOUR INTERSECTION OPERATIONS

		Existing + Project	Project	2005 without SR-125		2005 with SR- 125	- 2010		2015	2020	Buildout
Intersection		Delay	SOT	Proposed Delay LC	S	Proposed Delay LOS	Propo Delay	sed	Proposed Delay LOS	Proposed Delay LOS	Proposed Delay LOS
1. East H St./I-805 SB ramps	AM	45.5 >100.0	D F	58.2 >100	m) m.	NA-1	NA-1		NA-1	NA-1	NA-1
2. East H St./I-805 NB ramps	AM	8.7	ВВ	13.1 B 54.2 D	DB	NA-1	NA-1		NA-1	NA-1	NA-1
3. East H St/Hidden Vista Dr.	AM	25.4	OC	34.2 C	O BL	NA-1	NA-1	.5.	NA-1	NA-1	NA-I
4. East H St/Paseo del Rey	AM	23.2	υυ	24.6 C	DO	NA-1	NA-1	10.0	NA-1	NA-I	NA-1
5. East H St./Paseo Ranchero	AM	38.7	Q O	41.3 D 44.1 D	QQ	NA-1	NA-1	- East	NA-1	NA-1	NA-1
6. East H St./Otay Lakes Rd.	AM	52 45.1	QQ	53.5 D 49.4 D	QQ	44.5 D 53.6 D	51.1	QQ	47.8 D 54.9 D	49.8 D 54.3 D	51.5 D 54.9 D
7. East H St./Rutgers Ave.	AM	37.7	0.0	47.3 D	QO	NA-2	NA-2	729	NA-2	NA-2	NA-2
8. East H St/EastLake Dr.	AM	36.8	QU	43.2 D 34.8 C	O	NA-2	NA-2	920	NA-2	NA-2	NA-2
9. East H SVSR-125 SB ramps	AM	DNE	m'	DNE		17 B 24.9 C	18.2 28.6	CB	16 B 29.1 C	15.4 B 28.6 C	15.5 B 28.9 C
10. Proctor Valley Road/SR-125 NB ramps	AM	DNE	ш	DINE		2.7 A 3.2 A	3.2	44	3.6 A 4 A	3.5 A 4 A	3.6 A 4.1 A
11. Proctor Valley Rd. (East H St.)/Lane Ave.	AM	8.4	44	43.6 D 35.7 D	QQ	47.8 D 36.2 C	46.6	D	4.1 U D	40.7 D 39.9 D	41.3 D 40.4 D
12. Proctor Valley Rd. (East H St.)/Hunte Pkwy.	AM	7.2	44	24.4 D 22.4 C	0.0	33.3 C 25.2 C	42.4 52.1	DD	40.7 D 47.3 D	37.8 D 47.8 D	38.5 D 49.8 D

TABLE 5.10-3
FUTURE PEAK HOUR INTERSECTION OPERATIONS
(continued)

		Existing + Project	- Project	2005 without SR-125	nout 5	2005 with SR- 125	~	2010		2015	2020	Buildout	+
Intersection		Delay	TOS	Proposed Delay LC	Page	Proposed Delay LOS		Proposed Delay LOS		Proposed Delay LOS	Proposed Delay LOS	Proposed Delay LOS	P
13. Telegraph Canyon Rd./I-805 SB ramps	AM	31.8	00	44.3 >100	O H	NA-1		NA-1	-	NA-1		-	
14. Telegraph Canyon Rd./I-805 NB ramps	AM	62.6	E O	68.7 27.7	m C	NA-1		NA-I		NA-1	NA-1	NA-1	
15. Telegraph Canyon Rd./Halecrest Dr.	AM	40.9	CD	46.4	ВВ	NA-1		NA-1		NA-1	NA-1	NA-I	
16. Telegraph Canyon Rd./Paseo del Rey	AM	13.5	CB	48.9	QQ	NA-1		NA-I		NA-1	NA-1	NA-1	
17. Telegraph Canyon Rd./Medical Center Dr.	AM	38.6	O	54.1 43	CD	NA-1		NA-1		NA-1	NA-1	NA-1	
18. Telegraph Canyon Rd./Paseo Ranchero	AM	29.8	υÜ	54.7	Q	NA-1		NA-1		NA-1	NA-I	NA-I	
19. Telegraph Canyon Rd./La Media Rd.	AM	34.4 34.5	υυ	51.1	Q	40.7 D 42.8 D	Diam'res	53.9 D 52 D		52.9 D 50.6 D	51.8 D 52.3 D	54.3	D
20. Otay Lakes Rd/Rutgers Ave.	AM	14.8	B B	24.6	υo	NA-2		NA-2		NA-2	NA-2	NA-2	
21. Otay Lakes Rd/SB SR-125		DNE	E	DNE	83	15.9 B 40.6 D		19 B 46.9 D		21.4 C 54.4 D	19.4 B 45.8 D	19.5	B D
22. Otay Lakes Rd/NB SR-125		DNE	9	DINE	-3/21	6.3 A 11 B	W Tark Av	10.3 B		12.6 B 17.4 B	11.8 B 14.5 B	12.4	BB
23. Otay Lakes Rd/EastLake Pkwy.		DNE	ш	DNE		50.5 D 46.6 D		54.8 D 48.4 D		54.5 D 41 D	53.4 D 38.3 D	39	DD
24. Otay Lakes Rd./Lane Ave.	AM	23.9	υu	28.3	00	27.5 C 27.2 C		29.4 C 28.7 C		30.1 C 29.2 C	32.3 C 29.5 C	33.3	00

TABLE 5.10-3 FUTURE PEAK HOUR INTERSECTION OPERATIONS (continued)

		Existing + Project	Project	2005 without SR-125	hout 55	2005 with SR- 125	th SR-	2010	01	2015	10	2020	00	Buildout	ont
Intersection		Delay	FOS	Proposed Delay LC	Ped	Proposed Delay LC	Sed	Proposed Delay LO	Sor	Proposed Delay LO	sed	Proposed Delay LC	sed	Proposed Delay LC	Sod
25. Otay Lakes Rd./Hunte Pkwy.	AM	30.3	00	34.5	00	36.6	Q	42.1	Q Q	38.9	Q Q	54.1	D	54.9	99
	-			2		1					9				
26. Otay Lakes Kd./Wueste Kd.	PM	3.8	K K	6.8	K K	10.9	B B	DNE	ш	DNE	ш	DNE	ш	DNE	ш
27. Olympic Pkwy./f-805 SB ramps	AM	30.5	Ü	30.3	O	29.9	O	39.6	D	25.9	O	29.9	Ü	30.4	C
	PM	37.6	D	44.5	Q	45.5	D	54.2	D	46.2	D	44.6	Q	47.5	D
28. Olympic Pkwy./I-805 NB ramps	AM	50	D	54.2	Q	47	Q	54.3	Q	44.7	Q	53.6	D	51.7	Q
	PM	27.5	C	33.3	O	30.1	O	35	D	30.7	U	31.5	C	32.9	O
29. Olympic Pkwy./Oleander Ave.	AM	31.8	C	28,4	O	32.1	O	42	Q	28.1	O	34.8	Ü	37.4	Q
	PM	9.4	A	20.5	U	24.6	O	30.1	C	25.8	U	30.4	C	32.8	U
30. Olympic Pkwy./Brandywine Ave.	AM	25.9	C	25	Q	52.3	D	51.3	D	50.7	Q	54	D	55	Q
	PM	17.8	В	44.6	۵	42.5	D	52	D	46.3	D	54.3	D	54.1	Q
31. Olympic Pkwy./Paseo Ranchero	AM	33	C	40.9	D	39.3	D	49.3	D	52	Q	52.1	D	54.8	Q
	PM	24.7	0	38.7	Q	37.7	D	48.2	Q	50.7	D	52.2	D	54.7	D
32. Olympic Pkwy./La Media Rd.	AM	32.1	O	36.2	Q	30.3	Ü	42.5	D	35.7	Q	49.5	D	51.5	D
	PM	28.7	U	32	U	42.9	D	51.9	Q	45.5	Q	52.4	D	54.7	D
32a. Olympic Pkwy./East Palomar	AM	DNE	ш	52.7	D	34	C	47.7	D	45.2	Q	53.3	D	39.1	D
	PM			37	0	31.3	U	45.6	Q	40.6	0	40.6	D	38.00	D
32b. East Palomar/La Media Rd.	AM	NA-3	3	NA-3	*	NA-3	m	NA-3	-3	NA-3	-3	NA-3	5	54.5	D
33. Olympic Pkwy./SB SR-125	AM	DNE	ш	DNE	141	21.2 24.3	υυ	18.3	В	22.7 44.9	OQ	36.7	O	39.7	OD
34. Olympic Pkwy./NB SR-125	AM	DNE	ш	DNE	f=1	4 8 8.3	44	4.9	ВВ	4.8	44	4.8 9.2	44	9.3	44

TABLE 5.10-3
FUTURE PEAK HOUR INTERSECTION OPERATIONS
(continued)

		Existing + Project	+ Project	2005 without SR-125	hout 5	2005 with SR- 125	th SR-	2010	01	2015	(5	2020	20	Buildout	ont
Intersection		Delay	TOS	Proposed Delay LC	ros	Proposed Delay LC	Sed	Proposed Delay LC	peso	Proposed Delay LC	pesq	Proposed Delay LC	pased	Proposed Delay LO	pesq
35. Olympic Pkwy./EastLake Pkwy.	AM	44.3	D	50.7	D	41.1	Q	47.2		41.2	D	42.9	D	4	D
	PM	31.9	U	34.7	U	52.6	D	45	D	46.3	D	52.9	D	54.9	D
36. Olympic Pkwy /Hunte Pkwy.	AM	39.2	D	40.4	Q	35.6	Q	37.1	Q	36.8	Ü	43.7	D	45.1	Q
	PM	27.6	O	29.7	O	38.6	D	31.3	U	31.7	Q	36.8	D	37	Q
37. Olympic Pkwy/Wueste Rd.	AM	7.6	4 4	7.8	A B	7.8	44	9.2	V O	11.5	UU	25.3	O H	27.1	0 4
20 Direck Creece December Described	AM	DING	9	Parket		1			(4
Jo. Duch Succer asso realists	M _M		9	No.		DINE	ш	3 8	טט	52.8	DD	48.9	D	52.5	A
39. Birch Street/La Media Road	AM	DNE	E	DNE	444	DNE	ш	42.9	D	48.2	D	54.8	D	54.6	Q
	PM							50.9	D	49	D	49.3	D	51	D
40. Birch Street/SR-125 SB ramps	AM	DNE	E	DNE	-	6.9	Y	5.5	K	18.9	В	15.8	В	91	В
	PM					19.7	В	25.3	O	29.5	C	11.2	В	11.4	В
41. Birch Street/SR-125 NB ramps	AM	DNE	Œ	DNE	pul.	5.8	A	29.1	O	20.8	O	16.7	В	16.9	В
	PM					20.5	O	23.2	υ	24.5	O	18.9	C	19.4	В
42. Birch Street/EastLake Drive	AM	DNE	TE TE	DNE	-22	12.3	В	21.4	O	26.2	O	30.2	O	31.3	O
	PM					45.4	O	38.2	D	51.5	D	54.1	D	54.2	Q
43. Rock Mtn. Road/La Media Road	AM	DNE	Æ	DNE	649	DNE	ш	DNE	Æ	36.8	D	41	D	41.3	D
	PM									39.4	D	54.3	D	54.6	D
44. Rock Mtn. Road/SR-125 SB ramps	AM	DNE	Æ	DNE	950	DNE	ш	9.9	K	1.9	K	18.2	В	18.4	В
	PM							6.7	Y	7.4	A	20.7	U	20.9	O
45. Rock Mtn. Road/SR-125 NB ramps	AM	DNE	Œ	DNE	-	DNE	ш	26.2	O	29.7	U	44.3	D	48.3	Q
	PM							26.8	O	33.2	U	48.5	D	51.9	D
46. Rock Mtn. Road/ EastLake Parkway	AM	DNE	Æ	DNE		DNE	ш	28.2	U	DNE	ш	54.3	D	54.9	Q
	PM							26.3	U			44.1	D	45.9	Q

TABLE 5.10-3 FUTURE PEAK HOUR INTERSECTION OPERATIONS (continued)

		Existing + Project	2005 without SR-125	2005 with SR- 125	2010	201	10	202	0	Build	ont
Intersection		Delay LOS	Proposed Delay LOS	Proposed Delay LOS	Proposed Delay LOS	Propos Delay	Pased	Propo Delay	Ped	Proposed Delay LOX	sed
48. Main Street/Paseo Ranchero	AM	DNE	DNE	DNE	DNE	53	D	52.3	D	54.1	D
	PM					50.5	Q	53.3	D	54.5	D
49. Main Street/Rock Mtn. Road	AM	DNE	DNE	DNE	DNE	27.1	O	31.2	O	31.6	U
	PM					26	U	45.8	D	48.8	D
50. Main Street/La Media Road	AM	DNE	DNE	DNE	DINE	26.2	U	30.9	Ü	31.2	U
	PM					26.6	U	45.2	Ω	47.4	Q

NOTE: Shaded cells have an LOS of E or F. SB = southbound; NB = northbound; DNE = does not exist.

NA-1= Intersections west of Otay Lakes Road/La Media Road were not analyzed for the future scenarios with SR125 since the construction of Sr-125 will decrease traffic substantially in the area between I-805 and SR-125.

NA-2= Intersections were not analyzed since these are minor and lower traffic volumes are expected with SR-125 NA-3= Only analyzed for buildout condition.

TABLE 5.10-4
EXISTING PLUS PROJECT STREET SEGMENT OPERATIONS

Street Segment	Roadway Class	Capacity at LOS C	Existing + Volume	Project
H STREET				
I-805 to Hidden Vista Dr.	Prime Arterial	50,000	64,270	F
Hidden Vista Dr. to Paseo del Rey	Prime Arterial	50,000	44,410	C
Paseo Ranchero to Otay Lakes Road	Prime Arterial	50,000	26,760	A
Otay Lakes Road to Rutgers Rd.	Major Arterial (4L)	30,000	18,540	A
Rutgers Rd. to Mount Miguel Rd	Major Arterial (4L)	30,000	14,770	A
PROCTOR VALLEY ROAD				
Mount Miguel Rd. to Lane Ave.	Prime Arterial	50,000	4,080	A
TELEGRAPH CANYON ROAD				
I-805 to Halecrest	Prime Arterial ¹	50,000	51,230	F
Halecrest to Paseo del Rey	Prime Arterial	50,000	47,630	Е
Paseo del Rey to Medical Center	Prime Arterial	50,000	42,550	В
Medical Center to Paseo Ranchero	Prime Arterial	50,000	51,540	В
Paseo Ranchero to Main Street	Prime Arterial	50,000	34,600	C
OTAY LAKES ROAD				
North of H St.	Major Arterial (4L)	30,000	21,150	A
H St. to Telegraph Canyon Rd.	Major Arterial (4L)	33,000	21,980	A
Telegraph Canyon Rd. to Rutgers Rd.	Prime Arterial	50,000	31,540	A
Rutgers Rd. to EastLake Pkwy	Prime Arterial	50,000	28,670	A
EastLake Pkwy. to Lane Ave.	Prime Arterial	50,000	12,420	A
Lane Ave. to Hunte Pkwy.	Prime Arterial	50,000	6,830	A
Hunte Pkwy. to Wueste Rd.	Prime Arterial	50,000	3,620	A
PASEO RANCHERO				
H St, to Telegraph Canyon Rd.	Class I Collector	22,000	10,480	A
EASTLAKE PARKWAY				
N/O Otay Lakes Road	Major Arterial (4L)	30,000	8,760	A
S/O Otay Lakes Road	Major Arterial (4L)	30,000	16,770	A
LANE AVENUE				
N/O Otay Lakes Road	Class I Collector	22,000	3,900	A
HUNTE PARKWAY				
Otay Lakes Road to Clubhouse Drive	Major Arterial (4L)	30,000	3,590	Α
WUESTE ROAD				
Otay Lakes Road to Olympic Parkway	Class III Rural Collector	7,500	3,600	Α

SOURCE: SANDAG Cities/County Transportation Forecast, October 2000.

NOTE: Levels of service D, E, and F indicated with shading.

¹Classified as a Six-Lane Major Arterial but functions as a Prime Arterial.

²Four-Lane Major Arterial until 2015.

³Classification is Six-Lane Prime Arterial south of SDG&E easement.

The City thresholds are approached as travel speeds decrease. Historical traffic data (speed and volumes) were collected and a linear regression equation was developed to form a relationship between speed and volume. Traffic models were run by SANDAG for the years 2001, 2002, 2003, and 2004 to forecast future traffic volumes. It was assumed that Olympic Parkway was extended to Hunte Parkway and SR-125 was not constructed. The 2001-2004 volumes were used to determine how much traffic would result annually prior to City thresholds being exceeded. This volume was then correlated to a number of dwelling units, which was estimated to be constructed before City thresholds are exceeded. It was determined estimated that 9,429 dwelling units could be constructed before exceeding City thresholds.

Based on the phasing assumed in Appendix H of the traffic technical study, City standards may will be exceeded on Telegraph Canyon Road in the near term, if SR-125 is not built. The impact on Telegraph Canyon Road was calculated to occur when the total number of new dwelling units in the eastern territories exceeded 9,429 units beginning January 1, 2000.

Long-term Cumulative Analysis

Year 2005 without SR-125

Tables 5.10-3 and 5.10-5 summarize the AM and PM peak hour delay and levels of service at key intersections and street segments, respectively. With the proposed project's land uses, all intersections are calculated to operate at LOS D or better in the AM and PM peak hours except the following intersections:

- East H Street/I-805 southbound ramps (LOS E in the AM and LOS F in the PM peak hours)
- · East H Street/Hidden Vista Drive (LOS F in the PM peak hour)
- Telegraph Canyon Road/I-805 southbound ramps (LOS F in the PM peak hour)
- Telegraph Canyon Road/I-805 northbound ramps (LOS E in the AM peak hour)

In the Year 2005 without SR-125 and with proposed land uses, all key street segments are calculated to operate at LOS C or better except the following segments:

- East H Street from I-805 to Hidden Vista Drive (LOS F)
- Telegraph Canyon Road from I-805 to Paseo del Rey (LOS D)
- Telegraph Canyon Road from Paseo del Rey to Paseo Ranchero (LOS D)

TABLE 5.10-5 FUTURE STREET SEGMENT OPERATIONS

		Page Company	Year 2		Year 200	5 with								
0		Capacity	without S	R-125	SR-1	25	Year 2	010	Year 2	015	Year 2	020	Build	out
Street Segment	Roadway Class	at LOS C	Volume	LOS	Volume	LOS	Volume	LOS	Volume	LOS	Volume	LOS	Volume	LO
HSTREET	12.0										, 0101110	LOD	+ Orume	LO
I-805 to Hidden Vista Dr.	Prime Arterial	50,000	65,000	F	62,000	E	57,000	E	57,000	E	62,000	E	60,000	17
Hidden Vista Dr. to Paseo del Rey	Prime Arterial	50,000	46,000	C	44,000	C	40,000	В	40,000	В	43,000	B	E377FCSCTERVALCOTO	E
Paseo del Rey to Paseo Ranchero	Prime Arterial	50,000	45,000	C	42,000	В	40,000	В	40,000	В	45,000	В	41,000	В
Paseo Ranchero to Otay Lakes Road	Prime Arterial	50,000	38,000	В	36,000	A	35,000	A	35,000	A	39,000		43,000	В
Otay Lakes Road to Rutgers Rd.	Major Arterial (4L)	30,000	23,000	В	19,000	A	24,000	В	23,000	В	APG 2011 (1972)	В	39,000	В
Rutgers Rd. to SR-125	Major Arterial (4L)	30,000	19,000	Α	14,000	A	15,000	A	15,000		23,000	В	24,000	В
SR-125 to Mount Miguel Rd.	Prime Arterial	50,000	11,000	A	17,000	A	19,000	A		A	14,000	A	20,000	A
PROCTOR VALLEY ROAD			*1,000		17,000	A	19,000	Α	20,000	A	18,000	A	30,000	A
Mount Miguel Rd. to Lane Ave.	Prime Arterial	50,000	14,000	Α	15,000	X	19.000	1147	17 000	24	72 200	126		
Lane Ave. to Hunte Pkwy.	Prime Arterial	50,000	13,000	A	14,000	A	18,000	A	17,000	A	15,000	A	23,000	A
East of Hunte Pkwy.	Major Arterial (4L)	30,000	13,000	A		A	25,000	A	24,000	Α	22,000	A	29,000	A
TELEGRAPH CANYON ROAD	Trajor Fireful (42)	50,000	13,000	A	13,000	Α	22,000	A	21,000	Α	17,000	A	21,000	Α
I-805 to Paseo del Rey	Prime Arterial ¹	50,000	EE 000	D	F1 000	-	to the Participant	TVP-SO			THE MELANTINE STATE		110000000000000000000000000000000000000	
Paseo del Rey to Paseo Ranchero	Prime Arterial	A CONTRACTOR OF THE REAL PROPERTY AND ADDRESS OF THE PROPERTY ADDRESS OF THE PROPERTY AND ADDRESS OF THE PROPERTY ADDRESS OF THE PROPERTY AND AD	55,000	D	51,000	D	57,000	E	55,000	D	52,000	D	42,000	C
Paseo Ranchero to Main Street	Prime Arterial	50,000	53,000	D	49,000	C	56,000	D	55,000	D	52,000	D	42,000	В
OTAY LAKES ROAD	Finne Arterial	50,000	50,000	C	45,000	C	45,000	C	46,000	C	45,000	C	34,000	A
North of H St.	Data Arranta		- 0200380			720		- 8-1						
	Prime Arterial	50,000	42,000	F^2	32,000	D^2	43,000	F^2	40,000	В	41,000	В	37,000	Α
H St. to Telegraph Canyon Rd.	Prime Arterial	50,000	44,000	F^2	36,000	E ²	45,000	F^2	43,000	В	41,000	В	39,000	В
Telegraph Canyon Rd. to Rutgers Rd.	Prime Arterial	50,000	50,000	C	41,000	В	41,000	В	43,000	В	44,000	C	33,000	A
Rutgers Rd. to SR-125	Prime Arterial	50,000	49,000	C	37,000	A	37,000	A	41,000	В	40,000	В	41,000	В
SR-125 to EastLake Pkwy.	Prime Arterial	50,000	50,000	C	49,000	C	45,000	C	49,000	C	52,000	D	64,000	F
EastLake Pkwy. to Lane Ave.	Prime Arterial	50,000	32,000	A	32,000	A	31,000	В	33,000	Ā	39,000	В	45,000	C
Lane Ave, to Hunte Pkwy.	Prime Arterial	50,000	16,000	A	16,000	A	17,000	Ā	22,000	A	25,000	A		
Hunte Pkwy. to Wueste Rd.	Prime Arterial	50,000	10,000	A	10,000	A	14,000	A	27,000	A	31,000	200	33,000	A
E/O Wueste Rd.	Prime Arterial	50,000	5,000	Α	5,000	A	13,000	A	30,000	A	31,000	A A	33,000	A
PALOMAR STREET							10,000	1.	50,000	- 1	31,000	A	32,000	Α
Paseo Ranchero to La Media Rd.	Class I Collector	22,000	11,000	A	10,000	A	14,000	A	13,000	Α.	16.000			
OLYMPIC PARKWAY				-	10,000		14,000	A	15,000	A	15,000	A	16,000	A
-805 to Oleander Ave.	Prime Arterial	50,000	57,000	Е	53,000	D	60,000	r	55,000	-		4		
Oleander Ave. to Brandywine Ave.	Prime Arterial	50,000	50,000	C	47,000	C	60,000	E	55,000	D	60,000	E	53,000	D
Brandywine Ave. to Paseo Ranchero	Prime Arterial	50,000	46,000	C			49,000	C	48,000	C	52,000	C	46,000	C
Paseo Ranchero to La Media Rd.	Prime Arterial	50,000	31,000	1000	38,000	В	45,000	C	43,000	В	47,000	C	41,000	B
a Media Rd. to Palomar St.	Prime Arterial	50,000	27,000	A	27,000	A	42,000	В	42,000	В	55,000	D	40,000	В
Palomar St. to SR-125	Prime Arterial	50,000		A	23,000	A	31,000	A	29,000	A	35,000	A	27,000	A
6R-125 to EastLake Pkwy.	Tittle Arterial		40,000	В	34,000	A	52,000	D	48,000	C	50,000	C	46,000	C
astLake Pkwy. to Hunte Pkwy.		7,500	40,000	F	41,000	F	62,000	F	59,000	F	61,000	F	75,000	F
Hunte Pkwy to Wueste Rd.	Major Artarial (41)	7,500	20,000	F	22,000	F	36,000	F	38,000	F	41,000	F	40,000	F
IRCH ROAD	Major Arterial (4L)	30,000	7,000	A	7,000	A	25,000	В	32,000	D	36,000	E	30,000	C
a Media Rd, to SR-125	N. K. C. Salar K. Salar K. Salar K. Salar K.	144 XXX	to the state of											
	Major Arterial (4L)	30,000	300	A	7,000	A	36,000	E	34,000	E	30,000	C	24,000	В
R-125 to EastLake Pkwy.	Prime Arterial	50,000	600	A	8,000	A	32,000	A	39,000	В	28,000	A	28,000	A
ROCK MOUNTAIN ROAD	120 12000						- Marian Marian		77.74E4.TID				20,000	11
Aain St. to La Media Rd.	Class I Collector	22,000	DNE		DNE		DNE		6,000	A	11,000	A	12,000	
a Media Rd. to SR-125	Class I Collector	22,000	DNE		DNE		8,000	A	11,000	A	22,000	C	24,000	A

TABLE 5.10-5 FUTURE STREET SEGMENT OPERATIONS (continued)

Street Segment	Roadway Class	Capacity at LOS C	Year 20 without SI Volume		Year 200 SR-12 Volume		Year 20 Volume	010 LOS	Year 20 Volume	015 LOS	Year 2		Builde	
MEDICAL CENTER DRIVE					· oranic	100	Volume	LOS	VOIUING	LUS	volume	LOS	Volume	LOS
Telegraph Canyon Rd. to Palomar St.	Class I Collector	22,000	18,000	В	18,000	В	16,000	Α	16,000	Α	17,000	В	17.000	n
MAIN STREET					20,000		10,000	21	10,000	А	17,000	Б	17,000	В
Paseo Ranchero to Rock Mountain Rd.	Major Arterial (6L)	40,000	DNE		DNE		DNE		12,000	Α	21.000	D	30,000	10
Rock Mountain Rd. to La Media Rd.	Major Arterial (6L)	40,000	DNE		DNE		DNE		6,000		31,000	В	28,000	Α
La Media Rd. to SR-125 SB ramps	Major Arterial (6L)	40,000	DNE		DNE		DNE		7,000	A	22,000	A	20,000	A
BRANDYWINE AVENUE			27,12		Ditt		DIVE		7,000	A	11,000	A	10,000	A
Palomar St. to Olympic Pkwy.	Class I Collector	22,000	18,000	В	17,000	В	16,000	Δ	16,000	1047	16.000	24	F2000 202020	99
Olympic Pkwy. to Main St.	Class I Collector	22,000	18,000	A	15,000	A	18,000	A B	16,000	A	16,000	A	14,000	A
PASEO RANCHERO		22,000	10,000	- 13	15,000	A	10,000	В	18,000	В	18,000	В	19,000	В
H St. to Telegraph Canyon Rd.	Class I Collector	22,000	8,000	Α	8,000		14.000	50400	12.000	70000				
Telegraph Canyon Rd. to Palomar St.	Prime Arterial	50,000	23,000	A		A	14,000	A	14,000	A	17,000	В	16,000	A
Palomar St. to Olympic Pkwy.	Prime Arterial	50,000	19,000	A	21,000	A	36,000	A	36,000	A	35,000	A	30,000	Α
Olympic Pkwy. to Birch Rd.	Prime Arterial	50,000	800	A	18,000	A	39,000	В	40,000	В	50,000	C	40,000	В
Birch Rd. to Main St.	Prime Arterial	50,000	DNE	A	800	Α	27,000	A	29,000	A	30,000	A	36,000	A
S/O Main St.	Prime Arterial	50,000			DNE		25,000	A	28,000	A	36,000	A	36,000	A
LA MEDIA ROAD	Time Attendi	30,000	DNE	-	DNE		52,000	D	46,000	C	38,000	В	36,000	Α
Telegraph Canyon Rd. to Palomar St.	Prime Arterial	50,000	22.000		10.000	5000						100		
Palomar St. to Olympic Pkwy.	Prime Arterial	50,000	22,000	A	19,000	A	35,000	A	33,000	A	33,000	A	28,000	A
Olympic Pkwy. to Birch Rd.	Prime Arterial	50,000	4,000	A	8,000	Α	23,000	A	21,000	A	25,000	A	19,000	A
Birch Rd. to Rock Mountain Rd.		50,000	300	A	7,000	A	20,000	A	18,000	A	30,000	A	20,000	Α
Rock Mountain Rd. to Main St.	Prime Arterial	50,000	DNE		DNE		10,000	A	10,000	A	27,000	A	22,000	A
EASTLAKE PARKWAY	Prime Arterial	50,000	DNE		DNE		DNE		8,000	A	31,000	A	25,000	A
N/O Otay Lakes Road	N. P. Charles and C.		THE SECTION OF THE SE			70.000 minute								
Otay Lakes Road to Olympic Parkway	Major Arterial (4L)	30,000	33,000	D	34,000	E	35,000	E	36,000	E	32,000	D	31,000	D
Olympic Parkway to Birch Rd.	Prime Arterial	50,000	26,000	A	27,000	A	35,000	A	35,000	A	35,000	A	28,000	Α
Birch Rd. to Hunte Pkwy.	Major Arterial (6L)	40,000	17,000	A	22,000	A	41,000	D	48,000	E	50,000	E	45,000	D
LANE AVENUE	Prime Arterial	50,000	1,000	A	1,000	A	11,000	A	22,000	A	30,000	A	34,000	A
	ACTION AND AND AND AND AND AND AND AND AND AN		52500000000000					500						
S/O Proctor Valley Rd.	Class I Collector	22,000	21,000	C	21,000	C	20,000	C	19,000	В	19,000	В	18,000	В
N/O Otay Lakes Road	Class I Collector	22,000	15,000	A	15,000	A	21,000	C	19,000	В	20,000	C	18,000	В
HUNTE PARKWAY	USENER TIES NEWSTREET	ESCALAR I										1000		-
Proctor Valley Rd. to Otay Lakes Road	Major Arterial (4L)	30,000	19,000	A	19,000	A	29,000	C	28,000	C	30,000	C	29,000	C
Otay Lakes Road to Olympic Parkway	Major Arterial (4L)	30,000	10,000	A	11,000	A	21,000	A	19,000	A	23,000	В	21,000	A
Olympic Parkway to SDG&E.	Prime Arterial	50,000	3,000	A	300	A	20,000	A	21,000	A	42,000	В	28,000	A
SDG&E to SR-125 ³	Prime Arterial	50,000	DNE		DNE		21,000	A	28,000	A	57,000	E	48,000	C
WUESTE ROAD	Seta Sense see see				-				77,177	-0.00	57,000	2	40,000	
Otay Lakes Road to Olympic Parkway	Class III Collector	7,500	700	Α	900	Α	2,000	A	4,000	Α	6,000	В	4,000	A

SOURCE: SANDAG Cities/County Transportation Forecast, October 2000.

NOTE: Levels of service D, E, and F indicated with shading.

DNE= Does Not Exist; NA=Not analyzed

¹Classified as a Six-Lane Major Arterial but functions as a Prime Arterial.

²Four-Lane Major Arterial until 2015.

³Classification is Six-Lane Prime Arterial south of SDG&E easement.

- Otay Lakes Road north of H Street (LOS F Four-Lane Major arterial until 2015)
- Otay Lakes Road from H Street to Telegraph Canyon Road (LOS F Four-Lane Major arterial until 2015)
- Olympic Parkway from I-805 to Oleander Avenue (LOS E)
- Olympic Parkway from SR-125 to EastLake Parkway (LOS F)
- Olympic Parkway from EastLake Parkway to Hunte Parkway (LOS F)
- EastLake Parkway north of Otay Lakes Road (LOS D)

I-805 between Bonita Road and Telegraph Canyon Road is calculated to operate at LOS F in the Year 2005 without SR-125.

Intersection and segment LOS do not change between the adopted and proposed land uses for the proposed project.

Year 2005 with SR-125

As seen in Table 5.10-3, all intersections are calculated to operate at LOS D or better in the AM and PM peak hours. Intersection operations improve substantially with the inclusion of SR-125.

For the Year 2005 with SR-125 and with proposed land uses, all key street segments are calculated to operate at LOS C or better except the following segments:

- East H Street from I-805 to Hidden Vista Drive (LOS E)
- Telegraph Canyon Road from I-805 to Paseo del Rey (LOS D)
- Otay Lakes Road north of H Street (LOS D Four-Lane Major arterial until 2015)
- Otay Lakes Road from H Street to Telegraph Canyon Road (LOS E Four-Lane Major arterial until 2015)
- Olympic Parkway from I-805 to Oleander Avenue (LOS D)
- Olympic Parkway from SR-125 to EastLake Parkway (LOS F)
- · Olympic Parkway from EastLake Parkway to Hunte Parkway (LOS F)

EastLake Parkway north of Otay Lakes Road (LOS E)

I-805 between Bonita Road and Telegraph Canyon Road is calculated to operate at LOS F and SR-125 is calculated to operate at LOS B in the Year 2005.

Intersection and street segment LOS do not change between the adopted and proposed land uses for the proposed project.

Year 2010

In 2010, all intersections are calculated to operate at LOS D or better in the AM and PM peak hours. All street segments are calculated to operate at LOS C or better in 2010, except for the following segments, which are projected to operate at LOS D or worse:

- East H Street from I-805 to Hidden Vista Drive (LOS E)
- Telegraph Canyon Road from I-805 to Paseo del Rey (LOS E)
- Telegraph Canyon Road from Paseo del Rey to Paseo Ranchero (LOS D)
- Otay Lakes Road north of H Street (LOS F Four-Lane Major arterial until 2015)
- Otay Lakes Road from H Street to Telegraph Canyon Road (LOS F Four-Lane Major arterial until 2015)
- Olympic Parkway from I-805 to Oleander Avenue (LOS E)
- Olympic Parkway from Palomar Street to SR-125 (LOS D)
- Olympic Parkway from SR-125 to EastLake Parkway (LOS F)
- Olympic Parkway from EastLake Parkway to Hunte Parkway (LOS F).
- Birch Road from La Media to SR-125 (LOS E)
- Paseo Ranchero south of Main Street (LOS D)
- EastLake Parkway north of Otay Lakes Road (LOS E)
- EastLake Parkway from Olympic Parkway to Birch Road (LOS D)

Intersection conditions do not change between the adopted and proposed land uses for the proposed project in year 2010. The street segment of Lane Avenue north of Otay Lakes Road is LOS D under adopted conditions and improves to LOS C with the proposed land uses.

Year 2015

As seen in Table 5.10-3, all intersections are calculated to operate at LOS D or better in the AM and PM peak hours. Intersection operations improve substantially with the inclusion of SR-125.

For the Year 2015 with SR-125 and with proposed Village Six land uses, all key street segments are calculated to operate at LOS C or better except the following segments:

- East H Street from I-805 to Hidden Vista Drive (LOS E)
- Telegraph Canyon Road from I-805 to Paseo del Rey (LOS D)
- Telegraph Canyon Road from Paseo del Rey to Paseo Ranchero (LOS D)
- Olympic Parkway from I-805 to Oleander Avenue (LOS D)
- Olympic Parkway from SR-125 to EastLake Parkway (LOS E)
- Olympic Parkway from EastLake Parkway to Hunte Parkway (LOS F)
- Olympic Parkway from Hunte Parkway to Wueste Road (LOS D)
- Birch Road from La Media Road to SR-125 (LOS E)
- EastLake Parkway north of Otay Lakes Road (LOS E)
- EastLake Parkway from Olympic Parkway to Birch Road (LOS E)

When compared to the adopted land uses, the proposed land uses result in improved segment operation for Otay Lakes Road north of H Street and Otay Lakes Road from H Street to Telegraph Canyon Road. There is deterioration in level of service for Olympic Parkway from Hunte Parkway to Wueste Road.

Year 2020

As seen in Table 5.10-3, all intersections are calculated to operate at LOS D or better in the AM and PM peak hours.

In 2020 with proposed land uses, all key street segments are calculated to operate at LOS C or better except the following segments:

- East H Street from I-805 to Hidden Vista Drive (LOS E)
- Telegraph Canyon Road from I-805 to Paseo del Rey (LOS D)
- Telegraph Canyon Road from Paseo del Rey to Paseo Ranchero (LOS D)
- Otay Lakes Road from SR-125 to EastLake Parkway (LOS D)
- Olympic Parkway from I-805 to Oleander Avenue (LOS E)
- Olympic Parkway from Paseo Ranchero to La Media (LOS D)
- Olympic Parkway from SR-125 to EastLake Parkway (LOS F)
- Olympic Parkway from EastLake Parkway to Hunte Parkway (LOS F)
- Olympic Parkway from Hunte Parkway to Wueste Road (LOS E)
- EastLake Parkway north of Otay Lakes Road (LOS D)
- EastLake Parkway from Olympic Parkway to Birch Road (LOS E)
- Hunte Parkway from SDG&E easement to SR-125 (LOS E)

When compared to the adopted land uses, the proposed land uses result in improved segment operation for Otay Lakes Road north of H Street and Otay Lakes Road from H Street to Telegraph Canyon Road. There is deterioration in level of service for Olympic Parkway from Hunte Parkway to Wueste Road, and on Hunte Parkway from the SDG&E easement to SR-125.

Buildout

All intersections are calculated to operate at LOS D or better in the AM and PM peak hours at buildout except the Olympic Parkway/Wueste Road intersection, which is projected to operate at LOS F in the PM peak hour.

At buildout with proposed land uses, all key street segments are calculated to operate at LOS C or better except the following segments:

East H Street from I-805 to Hidden Vista Drive (LOS E)

- Otay Lakes Road from SR-125 to EastLake Parkway (LOS F)
- Olympic Parkway from I-805 to Oleander Avenue (LOS D)
- Olympic Parkway from SR-125 to EastLake Parkway (LOS F)
- Olympic from EastLake Parkway to Hunte Parkway (LOS F)
- Rock Mountain Road from La Media Road to SR-125 (LOS D)
- EastLake Parkway north of Otay Lakes Road (LOS D)
- EastLake Parkway from Olympic Parkway to Birch Road (LOS D)

At buildout, I-805 between Bonita Road and Telegraph Canyon Road is calculated to operate at LOS F and SR-125 north of H Street is calculated to operate at LOS D. SR-125 between H Street and Telegraph Canyon Road is calculated to operate at LOS C.

Congestion Management Program Compliance

The CMP was adopted by SANDAG on November 22, 1991, and is intended to directly link land use, transportation, and air quality through level of service performance standard. Local agencies are required by statute to conform to the CMP, which requires an enhanced CEQA review of all large projects that are expected to generate more than 2,400 ADT or more than 200 peak hour trips. This level of review is required for the proposed project because it is calculated to generate over 2,400 ADT and over 200 peak hour trips.

The Regional Growth Management Strategy LOS objective is LOS D (applies to East H Street and Telegraph Canyon Road) and the Congestion Management Program LOS standard is LOS E (applies to I-805 and SR-125). The CMP LOS standard of LOS E is not met for I-805. This is considered to be a significant traffic impact.

5.10.4 Level of Significance Prior to Mitigation

Existing + Project Analysis

No significant impacts were determined at the key intersections and street segments for the existing + project analysis.

Near-term Cumulative Analysis

A significant impact was calculated on Telegraph Canyon Road in the near-term cumulative scenario based on the proposed phasing of residential uses in the eastern territories.

Long-term Cumulative

Significant impacts were calculated for four intersections in the year 2005 without the construction of SR-125. These include the southbound ramps of East H Street and I-805, the intersection of East H Street and Hidden Vista Drive, and the southbound and northbound ramps to I-805 from Telegraph Canyon Road. A significant impact was also calculated at the year 2020 and at buildout for the intersection of Olympic Parkway and Wueste Road.

Table 5.10-6 indicates the roadway segments that will be significantly impacted as a result of the adoption of the SPA Plan for Village Six. This table includes all impacted roadway segments and whether the project-related traffic meets the threshold criteria presented above.

Because the high school generates greater traffic than would the 146 single-family units that could be developed on the R-11/S-2 neighborhood, traffic effects would be less if the single-family homes are built rather than the school. The impacts to traffic and circulation would, however, remain cumulatively significant and the same mitigation measures would be needed.

5.10.5 Mitigation Measures

Direct Impacts

5.10-1 Otay Lakes Road: Between H Street and Telegraph Canyon Road

If development exceeds 944 units without SR-125, widen to six lanes or construct intersection improvements on Otay Lakes Road that provide additional capacity to the satisfaction of the City Engineer.

Cumulative Impacts (with SR-125)

5.10-2 Olympic Parkway: Between SR-125 and EastLake Parkway

The General Plan shall be amended to designate this portion of the roadway as an Enhanced Prime Arterial with eight lanes. The required amendment shall be adopted no later than the first General Plan Amendment considered for adoption in 2002. The applicant shall contribute a fair share towards construction of the two additional lanes.

TABLE 5.10-6 SIGNIFICANCE OF IMPACTS AT VILLAGE SIX SEGMENTS

	Intersections along Segment Operating at	Project Responsible	No. of Project	Impact: Not Significant, Cumulative,	LOS with
Impacted Segments	LOS D or Better?	for XX%	Trips > 800?	or Direct	Mitigation
YEAR 2005 WITHOUT SR-125					
H STREET					
I-805 to Hidden Vista Dr. (LOS E)	No	4	No	Cumulative	E
TELEGRAPH CANYON ROAD					
I-805 to Paseo del Rey (LOS D)	Yes	78	No	Not Significant	
Paseo del Rey to Paseo Ranchero (LOS D)	Yes	2	No	Not Significant	
OTAY LAKES ROAD North of H St. (LOS F) H St. to Telegraph Canyon Rd. (LOS F)		2.0% 2.65%	Yes Yes	Cumulative Cumulative	<u>B</u> B
OLYMPIC PARKWAY		(2,			
1-805 to Oleander Ave. (LOS E)	Yes	4.5%	Yes	Not Significant	
SR-125 to EastLake Pkwy. (LOS F)		0.8%	No	Cumulative	A
EastLake Pkwy, to Hunte Pkwy, (LOS F)			No	Cumulative	A
EASTLAKE PARKWAY					
North of Otay Lakes Rd. (LOS D)	Yes	- 6	Yes	Not Significant	
YEAR 2005 WITH SR-125					
H STREET					
I-805 to Hidden Vista Dr. (LOS D)	Yes		No	Not Significant	
	:: 43	E	140	'ace mercan	
TELEGRAPH CANYON ROAD I-805 to Paseo del Rey (LOS D)	Yes		No	Not Significant	
OTAY LAKES ROAD	res	59	110	Ivot Significant	
North of H St. (LOS D)	Yes		No	Not Significant	
H St. to Telegraph Canyon Rd. (LOS E)	Yes	220	No	Not Significant	
OLYMPIC PARKWAY	1.05	4.4.0	110	1vot organizeum	
1-805 to Oleander Ave. (LOS D)	Yes	2.5%	Yes	Not Significant	
SR-125 to EastLake Pkwy. (LOS F) EastLake Pkwy. to Hunte Pkwy. (LOS F)	-	0.7%	No	Camalarive Camalarive	<u>A</u> A
EASTLAKE PARKWAY					
North of Otay Lakes Rd. (LOS E)	Yes	7	No	Not Significant	
YEAR 2010					
H STREET					
I-805 to Hidden Vista Dr. (LOS E)	Yes		No	Not Significant	
TELEGRAPH CANYON ROAD	* 00		-116) is in grant and	
I-805 to Paseo del Rey (LOS E)	Yes	23	No	Not Significant	
Paseo del Rey to Paseo Ranchero (LOS D)	Yes		No	Not Significant	
OTAY LAKES ROAD			(375)	TO MESON TO	
North of H St. (LOS F) H St. to Telegraph Canyon Rd. (LOS F)		6.3%	No Yes	Cumulative Cumulative	<u>B</u> <u>C</u>
OLYMPIC PARKWAY					
I-805 to Oleander Ave. (LOS E)	Yes	8.0%	Yes	Not Significant	
Palomar St. to SR-125 (LOS D)	Yes	14.6%	Yes	Not Significant	
SR-125 to EastLake Pkwy. (LOS P) EastLake Pkwy. to Hunte Pkwy. (LOS F)	Ī.	1.8%	Yes No	Cumulative Cumulative	<u>B</u> C

TABLE 5.10-6 SIGNIFICANCE OF IMPACTS AT VILLAGE SIX SEGMENTS (continued)

Impacted Segments	Intersections along Segment Operating at LOS D or Better?	Project Responsible for XX%	No. of Project Trips > 800?	Impact: Not Significant, Cumulative, or Direct	LOS with
BIRCH ROAD				1.0000000000000000000000000000000000000	
La Media Rd. to SR-125 (LOS E)	Yes	3.0%	Yes	Not Significant	
EASTLAKE PARKWAY					
North of Otay Lakes Rd. (LOS E)	Yes	24	No	Not Significant	
Olympic Pkwy, to Birch Rd. (LOS D)	Yes		No	Not Significant	
YEAR 2015					
H STREET					
I-805 to Hidden Vista Dr. (LOS E)	Yes	*	No	Not Significant	
TELEGRAPH CANYON ROAD					
I-805 to Paseo del Rey (LOS D)	Yes	H	No	Not Significant	
Paseo del Rey to Paseo Ranchero (LOS D)	Yes	2	No	Not Significant	
OLYMPIC PARKWAY					
I-805 to Oleander Ave. (LOS D)	Yes	8.7%	Yes	Not Significant	
SR-125 to EastLake Pkwy. (LOS F)		1.8%	Yes	Cumulative	D
EastLake Pkwy, to Hunte Pkwy. (LOS F)		-	No	Cumulative	C
Hunte Pkwy. to Wueste Rd. (LOS D)	Yes	Ħ	No	Not Significant	
BIRCH ROAD	1900		144		
La Media Rd. to SR-125 (LOS E)	Yes	3.2%	Yes	Not Significant	
EASTLAKE PARKWAY	20/		940111		
North of Otay Lakes Rd. (LOS E)	Yes		No	Not Significant	
Olympic Pkwy. to Birch Rd. (LOS E)	Yes		No	Not Significant	
YEAR 2020					
H STREET					
I-805 to Hidden Vista Dr. (LOS E)	Yes	-	No	Not Significant	
TELEGRAPH CANYON ROAD					
I-805 to Paseo del Rey (LOS D)	Yes	-	No	Not Significant	
Paseo del Rey to Paseo Ranchero (LOS D)	Yes	_	No	Not Significant	
OTAY LAKES ROAD					
SR-125 to EastLake Pkwy. (LOS D)	Yes	=	Yes	Not Significant	
DLYMPIC PARKWAY		2011/4/99			
1-805 to Oleander Avc. (LOS E)	Yes	8.0%	Yes	Not Significant	
SR-125 to EastLake Pkwy. (LOS F) EastLake Pkwy. to Hunte Pkwy. (LOS F)		1.8%	Yes No	Cumulative Cumulative	D D
Hunte Pkwy, to Wueste Rd. (LOS E)	Yes		No	Not Significant	
Paseo Ranchero to La Media (LOS D)	Yes	13.8	Yes	Not Significant	
EASTLAKE PARKWAY			1,24	alos io We	
North of Otay Lakes Rd. (LOS D)	Yes	+	No	Not Significant	
Olympic Pkwy. to Birch Rd. (LOS E)	Yes	*	No	Not Significant	
HUNTE PARKWAY SDG&E to SR-125 (LOS E)	Yes	3	Yes	Not Significant	

TABLE 5.10-6 SIGNIFICANCE OF IMPACTS AT VILLAGE SIX SEGMENTS (continued)

Impacted Segments	Intersections along Segment Operating at LOS D or Better?	Project Responsible for XX%	No. of Project Trips > 800?	Impact: Not Significant, Cumulative, or Direct	LOS with Mitigation
BUILDOUT		101100000000000000000000000000000000000			
H STREET I-805 to Hidden Vista Dr. (LOS E)	Yes	ř	No	Not Significant	
OTAY LAKES ROAD SR-125 to EastLake Pkwy. (LOS F)	÷	0.0%	Yes	Cumulative	<u>D</u>
OLYMPIC PARKWAY I-805 to Oleander Ave. (LOS D) SR-125 to East, ake Pkwy. (LOS F) EastLake Pkwy. to Hunte Pkwy. (LOS F)	Yes	9,0% 1.4%	Yes Yes No	Not Significant Camulative Camulative	<u>D</u> <u>B</u>
ROCK MOUNTAIN ROAD La Media Rd. to SR-125 (LOS D)	Yes	-	No	Not Significant	
EASTLAKE PARKWAY North of Otay Lakes Rd. (LOS D) Olympic Pkwy. to Birch Rd. (LOS D)	Yes Yes		No No	Not Significant Not Significant	

NOTE: Shaded lines are cumulative impacts.

5.10-3 Olympic Parkway Between EastLake Parkway and Hunte Parkway

The applicant shall contribute a fair share towards the construction to six-lane Prime Arterial standards.

5.10-4 Otay Lakes Road: Between SR-125 and EastLake Parkway

The General Plan shall be amended to designate this portion of the roadway as an Enhanced Prime Arterial with seven lanes. The required amendment shall be adopted no later than the first General Plan Amendment considered for adoption in 2002. The applicant shall contribute a fair share towards construction of the additional eastbound lane.

5.10-5 Otay Lakes Road: Between H Street and Telegraph Canyon Road

The applicant shall contribute a fair share towards widening to six lanes or towards intersection improvements that provide additional capacity along Otay Lakes Road to the satisfaction of the City Engineer.

5.10-6 Otay Lakes Road: Between Bonita Road and H Street

The applicant shall contribute a fair share towards the widening to six lanes or towards intersection improvements that provide additional capacity along Otay Lakes Road to the satisfaction of the City Engineer.

5.10-7 Other intersections and roadways (only without SR-125)

Prior to the construction of SR-125, the City shall stop issuing new building permits for Village Six when the City, in its sole discretion, determines either:

- Building permits for a total of 9,429 dwelling units have been issued for projects east of I-805, or
- An alternative measure is selected by the City in accordance with the City of Chula Vista Growth Management Ordinance.

The start date for counting the 9,429 dwelling units is January 1, 2000. Notwithstanding the foregoing, the City may issue building permits if the City decides in its sole discretion that either traffic studies demonstrate, to the satisfaction of the City Engineer, that the circulation system has additional capacity without exceeding the GMOC traffic threshold standards; other improvements are constructed which provide additional necessary capacity; or the City selects an alternative method of implementing the GMOC standards. These traffic studies

would not require additional environmental review under CEQA. However, any improvements proposed in these traffic studies would be subject to additional environmental review as required.

5.10-8 Olympic Parkway/Wueste Road Intersection

The applicant shall contribute a fair share towards the future signalization of this intersection.

5.10-9 I-805: Between Bonita Road and Telegraph Canyon Road

Additional lanes would be required to maintain acceptable LOS on I-805. Continued freeway planning efforts and deficiency planning by Caltrans and SANDAG will determine mitigation strategies for the regional freeway system.

5.10-10 Project Access

Prior to approval of the first final map, which triggers the installation of the related street improvements, the applicant shall enter into an agreement to construct and secure a fully activated traffic signal including interconnect wiring at the following intersections:

- La Media and Street J
- La Media and Birch Road
- Birch Road and Street R
- Birch Road and CPF-3 Access

The applicant shall fully design the aforementioned traffic signals as part of the improvement plans for the related street and shall install underground improvements, standard and luminaires in conjunction with the construction of the related street improvements. In addition, the applicant shall install mast arms, signal heads, and associated equipment with traffic signal warrants are met as determined by the City Engineer.

Once 75 percent of the residential units within Village Six have been constructed, the applicant shall conduct a traffic signal warrant analysis at the Palomar Street/"R" Street and the "R" Street/"J" Street intersections. If traffic signal warrants are met at either or both of the intersections, the applicant shall construct a fully activated traffic signal including interconnect wiring.

Prior to approval of the first final map, which triggers the installation of the related street improvements, the applicant shall enter into an agreement to construct and

secure the necessary modifications, as required by the City Engineer, including interconnect wiring to the following intersections:

- · Olympic Parkway and La Media Road
- Olympic Parkway and East Palomar Street

The applicant shall fully design the aforementioned traffic signals as part of the improvement plans for the associated street.

Prior to the approval of a CUP for the private high school, the applicant shall prepare a site-specific access study and provide the required improvements acceptable to the City Engineer.

Village Core Traffic Operations

5.10-11 All site plans for non-residential uses (with the exception of schools) shall be prepared to the satisfaction of the City Engineer. The City Engineer may require a project-specific traffic study if the project has the potential for resulting in unanticipated circulation impacts. Recommendations to reduce potentially significant impacts shall be incorporated into the site plan or required as a condition of project approval.

Potential traffic impacts resulting from development and operation of the schools shall be reviewed by the respective school districts when specific projects are under consideration. All street improvements shall be coordinated with the City and the City shall request review of all draft plans.

The off-site traffic improvements described above for direct and cumulative traffic impacts could create secondary impacts associated with land use, biological resources, construction-related water quality impacts, construction-related traffic impacts (potential land closures, traffic delays, and hazards), aesthetics/landform alteration, noise, and cultural/paleontological resources. Although these off-site roadway improvements have not been designed or engineered, the area potentially affected by the widening is described below along with an evaluation of potential impacts. Program-level mitigation requirements are identified below to reduce the impacts to below a level of significance at the time the improvements are designed.

Otay Lakes Road: H Street to Telegraph Canyon Road

The widening of Otay Lakes Road to six lanes along this segment would increase the road width by 12 feet on both sides. This segment of Otay Lakes Road, which is approximately one mile in length, exists within an existing developed setting and is characterized by residential, commercial, and public/quasi-public uses such as an educational facility, church,

and library. The library does not have a substantial setback and may need to be removed for this improvement. The land adjacent to the roadway is largely landscaped with grass or other ornamental vegetation. No significant biological resources were identified by RECON biologists during a survey of the improvement area, and cultural resource impacts would be anticipated to be minimal. Widening of the roadway to six-lane standards could create landform alteration impacts and increased noise impacts for the existing houses with frontage on the roadway by placing the noise source closer to the homes. In addition, grading to widen the roadway to this standard could create impacts to cultural/paleontological resources and construction-related water quality and traffic impacts. At the time such improvements are proposed, additional environmental review may be required to determine potential impacts and the need for specific mitigation measures.

Olympic Parkway: SR-125 to EastLake Parkway

Construction of this roadway segment to its current Six-Lane Prime Arterial standard was studied in several previous environmental documents. These include both the EastLake Greens and EastLake Trails Final EIRs and the Final Mitigated Negative Declaration for the Olympic Parkway extension. An amendment to the General Plan to designate Olympic Parkway as an eight-lane Enhanced Prime Arterial on the segment between SR-125 and EastLake Parkway has not been addressed and would increase the width of the segment by 12 feet on both sides. Given the disturbed condition (agricultural) of the land on either side of the planned six-lane roadway, impacts to biological resources would be anticipated to be minimal. Land uses along the segment are planned to be largely residential and commercial. With adequate setbacks and, if needed, screening, noise and land use impacts should likewise be minimal. However, grading to widen the roadway to this standard could create impacts to cultural/paleontological resources and construction-related water quality and traffic impacts. At the time such improvements are designed and proposed, additional environmental review may be required to determine potential impacts and the need for specific mitigation measures.

Otay Lakes Road: SR-125 to EastLake Parkway

Mitigation for cumulative impacts on this segment, which requires an amendment to the General Plan to designate Otay Lakes Road as a seven-lane roadway, would increase the width of the road by 12 feet on the north side (westbound). The land adjacent to the existing segment of roadway is landscaped on both sides of the existing sidewalk. Beyond the landscaping, the potential area of impact is graded and devoid of vegetation. No significant biological resources were identified in a review by RECON biologists, and impacts to cultural resources would be anticipated to be minimal given the disturbed condition of the adjacent lands. In addition, adverse land use and noise impacts would not be expected given the approved business center uses. However, at the time such improvements are designed and proposed, additional environmental review may be required to determine potential impacts related to construction, including water quality and traffic and impacts to

paleontological resources and the need for specific mitigation measures to address these potential impacts.

Otay Lakes Road: Bonita Road to H Street

Mitigation on this segment requires either an intersection improvement to provide additional capacity along Otay Lakes Road or widening of the road to six lanes. Widening to six lanes would increase the width by 12 feet on both sides. This segment of road is largely characterized by commercial, public/quasi-public uses (Scripps Medical Center), and residential uses and therefore much of the adjacent land is landscaped with grass or other ornamental vegetation. No significant biological resources were identified in a review by RECON biologists and impacts to cultural resources would be anticipated to be minimal. However, depending on specific design considerations for the improvement, grading to widen the roadway to this standard could create impacts to cultural/paleontological resources, construction-related water quality, and traffic impacts. In addition, widening of the roadway to six-lane standards could create landform alteration impacts and increased noise impacts for the existing houses with frontage on the roadway by placing the noise source closer to the homes. At the time such improvements are proposed, additional environmental review may be required to determine potential impacts and the need for specific mitigation measures.

Mitigation for Secondary Impacts from Off-site Traffic Improvements

Application of the following program-level mitigation measures shall be implemented at the discretion of the Director of Planning and Building at the time the roadway improvements are proposed to reduce the potential significant impacts to below a level of significance. Depending on the detailed design of the off-site traffic improvements to the above-referenced segments of Olympic Parkway and Otay Lakes Road, additional environmental review may be required. The program-level mitigation measures include the following:

- 5.10-12 Prior to approval of any off-site roadway improvement project, a biological reconnaissance based on detailed grading and design plans shall be conducted by the applicant to document any impacts to sensitive biological resources. Any impacts to sensitive biological habitats shall be mitigated pursuant to the mitigation ratios described in the draft or approved Chula Vista MSCP Subarea Plan.
- 5.10-13 Prior to issuance of any grading permits for any off-site roadway improvement, a detailed acoustical study for the affected roadway segment shall be prepared to determine the need for any noise attenuation measures for adjacent sensitive land uses.

- 5.10-14 Prior to the approval of the design plans for any off-site roadway improvement, a detailed landscaping plan shall be prepared to ensure that potential aesthetic impacts associated with any grading necessary for the improvement are mitigated.
- 5.10-15 As a condition of any off-site roadway improvement approval, monitoring of any grading for the presence of cultural and paleontological resources shall be required. If such resources are encountered during grading operations, the protocol described in Section 5.6 of this EIR shall be required.
- 5.10-16 As a condition of any off-site roadway improvement approval, applicable construction-related water quality mitigation measures shall be required by the City Engineer.
- 5.10-17 As a condition of any off-site roadway improvement approval, preparation of a traffic control plan for delays and hazards associated with construction impacts shall be prepared by the applicant and subject to approval by the City Engineer.
- 5.10-18 For the widening of Otay Lakes Road between H Street and Telegraph Canyon Road, plans prepared for the improvements shall be designed to avoid impacts to the church and the library.

5.10.6 Level of Significance After Mitigation

With the required mitigation measures specified above, impacts to intersections and street segments would be reduced to below a level of significance. Traffic impacts to I-805 between Bonita Road and Telegraph Canyon Road remain significant and not mitigable.

5.11 Air Quality

The Otay Ranch GDP Program EIR (Program EIR 90-01) and the original SPA One EIR concluded that implementation of the Otay Ranch GDP would result in significant and unavoidable impacts to air quality. Due to economic and population issues, a Statement of Overriding Considerations was prepared for the Otay Ranch GDP project.

The following air quality section provides a summary of the air quality impact analysis that was prepared by Giroux & Associates (November 2000). The complete air quality technical report can be found as Appendix G to this document.

5.11.1 Existing Conditions

Meteorology/Climate

Air quality can be greatly affected by the climate of the area being studied. The strength and position of the semipermanent high-pressure center over the Pacific Ocean, as with all of southern California, largely control the climate of Chula Vista. This high-pressure center and the resultant weather patterns combine to limit the ability of the atmosphere to disperse the air pollution. Air pollution becomes trapped in the coastal zone by a temporary inversion that prevents the transport of pollutants over the inland mountains. The abundant sunshine found in Chula Vista and elsewhere in San Diego County causes a number of reactive pollutants to undergo photochemical reactions and form smog.

The project site is located in a predominantly agricultural area. Periodic plowing and fertilizing of the property may result in temporary emissions of dust and fumes. The adopted Otay Ranch-wide Range Management Plan ensures that standards are kept to utilize buffering techniques to ensure compatibility between future developments.

Air Quality Standards

While emissions control programs have created a substantial improvement in regional air quality within the last several decades, clean air standards are still often exceeded in parts of the San Diego Air Basin (SDAB). The project area is close enough to the coast to benefit from cleansing ocean breezes and is distant enough from major sources of pollution to avoid areas of localized violations of clean air standards. Except for the occasional influx of air pollution from the Los Angeles basin, the fact that the project area is currently undeveloped contributes to the good local air quality.

Some air quality concern has been raised about pollutant transport from Mexico with its considerably less stringent pollution control laws. An air quality station was established on Otay Mesa in part to monitor this phenomenon. Some slight differences in ozone

distribution on Otay Mesa are seen compared to Chula Vista. These differences are not so dramatic, however, as to indicate any substantial cross-border pollution transport.

Nitrogen oxides (NO_x) and reactive organic gases (ROG) are the two precursors to photochemical smog formation. In San Diego County, 66 percent of the ROG emitted come from mobile (cars, ships, planes, heavy equipment, etc.) sources. For NO_x, 87 percent comes from mobile sources. Computer modeling of smog formation has shown that all existing programs to reduce NO_x and ROG would allow the San Diego Air Basin to meet the federal ozone standard by 1999 on days when there is no substantial transport of pollution from the South Coast Air Basin or other airshed. In 1999, there was not a single violation of the federal ozone standard anywhere within the entire SDAB.

The nearest air quality measurements to the project site are made in downtown Chula Vista by the San Diego County Air Pollution Control District (APCD), the agency responsible for air quality planning, monitoring, and enforcement in the SDAB. A review of the last seven years of published monitoring data from the Chula Vista (80 East J Street) air quality monitoring station reveals that progress toward cleaner air is seen in almost every pollution category. The only federal clean air standard that was exceeded throughout the seven-year monitoring period was the hourly ozone standard, which was exceeded less than once per year (six violations in seven years, none since 1995; once per year is allowable under federal "attainment" guidelines). The more stringent state standards for ozone and for 10-micron-diameter respirable particulate matter (PM-10) were exceeded on a somewhat higher frequency; but overall air quality in Chula Vista, as representative of the Otay Ranch area, is nonetheless comparable with or better than other areas of the SDAB.

There is no air quality plan for the City of Chula Vista. However, the City has included a Growth Management Element (GME) in its General Plan. One of the stated objectives of the GME is to have active planning to meet federal and state air quality standards. This objective is incorporated into the GME's action program. In addition, the City's Growth Management Ordinance requires an Air Quality Improvement Plan be prepared for all major development projects (50 dwelling units or greater) as part of the SPA plan process.

5.11.2 Thresholds of Significance

Based on the thresholds identified in Appendix G of the CEQA guidelines, the proposed project would result in a significant impact to air quality if it would:

- Conflict with or obstruct implementation of the applicable air quality plan;
- Violate any air quality standard or contribute substantially to an existing or projected air quality violation;

- Result in a cumulatively considerable net increase of any criteria pollutant for which
 the project region is non-attainment under an applicable federal or state ambient air
 quality standard (including releasing emissions which exceed quantitative thresholds
 for ozone precursors);
- Expose sensitive receptors to substantial pollutant concentrations such as ozone or respirable particulates (PM-10); or
- Create objectionable odors affecting a substantial number of people.

In addition, the San Diego APCD has recommended using the following thresholds (Table 5.11-1), adopted from those established by the South Coast Air Quality Management District (SCAQMD):

TABLE 5.11-1 SCAQMD THRESHOLDS

Pollutant	Project Construction	Project Operation
Carbon monoxide	550 pounds/day	550 pounds/day
Reactive organic compounds	75 pounds/day	55 pounds/day
Nitrogen oxide	100 pounds/day	55 pounds/day
Sulfur dioxide	150 pounds/day	150 pounds/day
Particulates	150 pounds/day	150 pounds/day

SOURCE: SCAQMD (2000).

Exceeding these thresholds, either during project construction or upon buildout and occupancy, would result in a significant air quality impact.

5.11.3 Impacts

The Otay Ranch Program EIR found that impacts to air quality would exceed the state implementation air quality attainment regulations that were based on SANDAG growth projections. Also, project emissions of NO_x, ROG, carbon monoxide (CO), and PM-10 from vehicular and stationary sources would add to existing violations of federal and state ozone standards. A CEQA Findings of Fact and Statement of Overriding Considerations was made by the City of Chula Vista. This finding that the project benefits outweighed the impacts to air quality allowed the project to proceed. Mitigation measures were adopted to reduce air quality impacts to the greatest extent practicable. Many of the air quality impacts, however, do not originate with the Otay Ranch project and cannot be avoided by project-level mitigation.

A project-level air quality technical report was prepared to calculate those air quality impacts that are directly related to the construction and buildout of Village Six. Although more specific project emissions were identified in the air quality report for Village Six, the determinations of significance for the proposed project do not differ from the Otay Ranch Program EIR. Impacts to air quality remain significant and unmitigated.

In order to gauge the significance of the air quality impacts associated with implementation of the proposed Otay Ranch Village Six SPA, those impacts, together with existing background air quality levels, have been compared to the applicable ambient air quality standards.

Construction

Construction activities would create a temporary addition of pollutants the air. These pollutants would be principally associated with site clearing, grading, excavating, and travel on unpaved roadways. Secondary project-related atmospheric impacts derive from a number of other small, growth-connected emissions sources such as temporary emissions of dusts and fumes during project construction, increased fossil-fuel combustion in power plants from project electricity requirements, evaporative emissions at gas stations or from paints, thinners, or solvents used in construction and maintenance, increased air travel from area visitors, dust from tire wear and resuspended roadway dust, and so on. All these emission points are either temporary or so small in comparison to project-related automotive sources such that their impact is less important.

A detailed construction emissions impact scenario was developed and analyzed for the SPA One EIR. Although Village Six is a smaller parcel than SPA One, the air quality analysis conducted for Village Six assumed similar quarterly activity levels. Table 5.11-2 shows maximum calculated single-quarter emissions relative to the above thresholds based on the SPA One assumptions. Based on those assumptions, each pollutant analyzed would exceed the adopted threshold in the absence of additional mitigation measures. Exceedances of the adopted thresholds represent a significant impact that would require the implementation of mitigation measures.

TABLE 5.11-2
MAXIMUM QUARTER CONSTRUCTION EMISSIONS*
NO MITIGATION (tons/quarter)

Activity	ROC	NO _x	CO	PM-10
Building construction	5.84	85.84	18.67	6.09
Grading equipment	1.36	19.37	6.43	1.94
Grading dust	-	-	-	168.44
TOTALS	7.20	105.21	25.10	176.47
Significance threshold	2.50	2.50	24.75	6,75
Percent of threshold	288%	4,208%	101%	2,614%

SOURCE: City of Chula Vista 1998.

Small reductions in equipment exhaust emissions can be attained through regular tune-ups and enhanced combustion technologies. Such emissions reductions, however, are 5-10 percent of the total NO_x burden, which exceeds significance thresholds by several thousand percent. More substantial emissions reductions can be achieved from grading activities using best available control measures. While particulate emissions can perhaps be reduced by an additional 50 percent, it would still not be sufficient to reduce the "excess" emissions relative to the significance threshold to a less than significant level. Construction activity air quality impacts from Village Six development, individually and cumulatively with other Otay Ranch development, will therefore have a significant and nonmitigable air quality impact.

Operations-Mobile Sources

The development of Village Six will impact air quality through the vehicular traffic generated by project residents. Regionally, site-related travel will add to regional trip generation within the local air basin. There is a potential for the formation of microscale air pollution "hot spots" in the area immediately around points of congested traffic. With continued improvement in vehicular emissions at a rate faster than the rate of vehicle growth and/or congestion, air pollution hot spot potential is steadily decreasing. Standards for carbon monoxide have not been exceeded at any air basin monitoring station since 1990. CO hot spots associated with the traffic generated by development envisioned by the Village Six SPA Plan are not projected to be significant.

Locally, air quality hot spots (especially CO) could form if project implementation were to create highly congested intersections where vehicles sit idling through several traffic light cycles. With cleaner cars and declining background CO levels, major intersections must

^{*}Sulfur oxide emissions are negligible with low-sulfur diesel fuel.

currently operate almost at LOS F before hot spot formation is generated. With continued vehicular emissions reductions from newer cars, future hot spot formation is even less likely than any near-term concerns.

A screening analysis was conducted for all intersections studied in the traffic analysis operating at LOS D or worse for existing conditions or forecast to experience such congestion in the future. Maximum one-hour CO concentrations were calculated at 25 feet from the roadway edge during PM rush hour conditions with worst-case meteorological conditions (strong temperature inversion and near-calm winds). In 1998, the maximum one-hour background CO concentration in Chula Vista was 4 parts per million. It would require a local contribution of 16 parts per million if worst-case local exposures were to occur simultaneously with the maximum background in order to equal the most stringent California one-hour standard of 20 parts per million. No existing or future intersections would begin to approach a local exposure that would possibly cause a hot spot.

Project-related mobile source emissions for Village Six development were calculated using the California Air Resources Board computer model URBEMIS7G. The year 2010 was selected as the earliest feasible buildout year. The current phasing estimate is that Otay Ranch will likely be only 50 percent built out by 2010. Table 5.11-3 summarizes the emissions calculations that show emissions would exceed established thresholds by a large percentage for ROC, CO, and NO_x, the three principal exhaust pollutants. PM-10 is also forecast to exceed thresholds, but at a smaller level. These are significant air quality impacts. Some reduction in mobile source emissions will result if Village Six buildout is delayed beyond 2010 as cars become progressively cleaner. Mobile source emission calculations were also made for buildout years of 2015 and 2020 using the URBEMIS7G model. Although emissions will be lower, they will continue to exceed the adopted significance thresholds seen in Table 5.11-3.

TABLE 5.11-3
TOTAL LONG-TERM OPERATION EMISSIONS*
NO MITIGATION (pounds/day in 2010)

Category	ROC	NO_x	CO	PM-10
Mobile sources	104.6	198.3	1,301.8	186.0
Stationary Sources	1.7	47.2	9.9	0.9
TOTAL	106.3	245.5	1,311.7	186.9
SCAQMD threshold	55	55	550	150
Percent of threshold	193%	446%	238%	125%

SOURCE: URBEMIS7G computer model for mobile source emissions.

NOTE: Stationary source emissions were estimated from the SPA One DEIR adjusted for smaller Village Six size and only partial buildout by 2010.

Even with a cleaner vehicle fleet for a later buildout year, thresholds would be exceeded for NO_x, ROG, and CO. Furthermore, even with feasible mobile source emissions reductions through the SPA plan's Air Quality Improvement Plan required by the City of Chula Vista for new development, mobile source emissions would remain significant and not mitigable.

Operations-Stationary Sources

As shown in Table 5.11-3, stationary source emissions (energy consumption) comprise a very small fraction of the total project air pollution emissions burden. Stationary source emissions were estimated based upon a ratio of Village Six to comparable development within Otay Ranch. This estimate was based upon electrical consumption estimates and assumed that such demand would be met by fossil-fuel combustion at SDG&E power plants in the basin. With electricity deregulation, there is no longer a direct nexus between the locations of the resource generation and its subsequent consumption. As noted below, however, the energy consumption fraction is only a small part of the total project burden that is dominated by mobile source emissions. Stationary source emissions represent a less than significant impact.

5.11.4 Level of Significance Prior to Mitigation

The construction of the proposed project would result in the generation of significant temporary construction equipment exhaust emissions, plus long-term significant cumulative emissions from project-generated vehicle trips. The proposed project would result in long-

^{*}Sulfur oxide emissions are negligible for mainly passenger automobiles comprising the project-related travel fleet.

term operational emissions, primarily from vehicle emissions that will exceed SCAQMD thresholds.

Because the high school generates greater traffic than would the 146 single-family units that could be developed in the R-11/S-2 neighborhood, air quality effects would be less if the homes were built instead of the high school. The impacts to air quality would, however, remain significant and the same mitigation measures would be needed.

5.11.5 Mitigation Measures

- 5.11-1 The following mitigation measures shall be implemented during construction and placed as notes on all grading plans;
 - a) Minimize simultaneous operation of multiple construction equipment units
 - b) Use low pollutant-emitting construction equipment
 - c) Use electrical construction equipment as practical
 - d) Use catalytic reduction for gasoline-powered equipment
 - e) Use injection timing retard for diesel-powered equipment
 - f) Water the construction area twice daily to minimize fugitive dust
 - g) Stabilize graded areas as quickly as possible to minimize fugitive dust
 - Pave permanent roads as quickly as possible to minimize dust
 - i) Use electricity from power poles instead of temporary generators during building
 - j) Apply chemical stabilizer or pave the last 100 feet of internal travel path within a construction site prior to public road entry
 - Install wheel washers adjacent to a paved apron prior to vehicle entry on public roads
 - Remove any visible track-out into traveled public streets within 30 minutes of occurrence
 - m) Wet wash the construction access point at the end of each workday if any vehicle travel on unpaved surfaces has occurred
 - Provide sufficient perimeter crosion control to prevent washout of silty material onto public roads
 - Cover haul trucks or maintain at least 12 inches of freeboard to reduce blow-off during hauling
 - Suspend all soil disturbance and travel on unpaved surfaces if winds exceed 25 mph.

5.11.6 Level of Significance After Mitigation

Mitigation measures 5.11-1 would help reduce significant impacts to air quality; however, temporary construction and cumulative impacts would remain significant. Construction activity emissions will have a temporary significant and unavoidable air quality impact due to emissions of NO_x and PM-10. With implementation of all feasible mitigation, construction

activity emissions would still exceed the identified significance threshold for NO_x and PM-10 by a wide margin. The impacts to air quality therefore remain significant and unmitigated.



5.12 Noise

The Otay Ranch GDP Findings adopted by the City of Chula Vista on October 28, 1993, found that implementation of the GDP would result in significant noise impacts, for which mitigation was provided.

The following section is based upon a Noise Technical Report for Otay Ranch Village Six prepared by RECON in September 2001 (Appendix H).

5.12.1 Existing Conditions

The project site is currently vacant and ambient noise levels are low. The primary source of noise is construction activities on Olympic Parkway.

Applicable Standards

The City of Chula Vista has not adopted any specific numerical noise/land use compatibility levels. As a matter of policy, the City of Chula Vista employs the noise guideline levels set forth in the Noise Element of the City of San Diego Progress Guide and General Plan, which identifies sound levels compatible with various land uses. All land uses are considered incompatible with noise levels in excess of 75 decibels community noise equivalent level (dB CNEL). A limit of 70 CNEL has been established for office, business, and professional uses and for churches and auditoriums. More sensitive land uses such as residences, schools, parks, and libraries are considered significantly impacted by noise in excess of 65 dB CNEL. These standards are typically applied to exterior use areas adjacent to transportation noise sources such as roadways and railways. An additional standard of 50 dB CNEL is required for the interior of commercial and professional offices.

The City of Chula Vista Noise Ordinance restricts times of construction activities from 7:00 A.M. to 7:00 P.M., Monday through Saturday, and prohibits construction on Sundays and holidays. Furthermore, the noise levels from construction activities to residential receptors are not to exceed 75 dB, averaged over a 12-hour period.

Fixed source and operational noise is also governed by the City of Chula Vista Noise Ordinance. The applicable sound level is a function of the time of day and land use zone. Sound levels are measured at the property line of the noise source. Title 24 of the California Administrative Code requires that multi-family residences' interior noise levels, due to exterior sources, not exceed 45 dB CNEL. This is also considered a desirable noise exposure standard for single-family residences.

Title 24 further specifies that if the exterior noise level exceeds 60 dB CNEL, an acoustical analysis shall demonstrate that the design would achieve the prescribed interior noise standard. Structural attenuation of noise from the exterior to interior is found in standard

construction practices to be 15 dB or higher if windows are closed. With little additional noise reduction design, a noise reduction of 20 dB can be achieved. Exterior levels of up to 65 dB can therefore be accommodated before double-paned windows and other acoustical upgrades may be needed to meet the 45 dB CNEL interior standard.

A noise level of 65 dB CNEL is also the threshold where noise interferes noticeably with an ability to carry on a quiet conversation. An exterior noise exposure of 65 dB is, therefore, the most common noise/land use compatibility guideline for new residential dwellings in California. Because commercial or industrial uses are not occupied on a 24-hour basis, the exterior noise exposure standard for such less sensitive land uses are generally less stringent according to the City of San Diego Noise Ordinance.

5.12.2 Thresholds of Significance

The City of Chula Vista has not adopted any specific numerical noise/land use compatibility levels to establish significance criteria. However, as a matter of policy, the City employs the noise guideline levels set forth in the Noise Element of the City of San Diego Progress Guide and General Plan.

Based on Table 5.12-1, the proposed project would result in a significant noise impact if it would:

- Result in exterior noise levels that exceed 65 CNEL in residential areas and outdoor recreational areas and 70 CNEL in office and commercial districts;
- Result in interior noise levels that exceed 45 dB CNEL for single-family and multifamily residential homes;
- Create a substantial or periodic increase in ambient noise levels in the project vicinity above levels existing without the project; or
- Result in noise levels that violate the City's Noise Ordinance (Chapter 19.68.010 of the Municipal Zoning Code).

5.12.3 Impacts

Applicable Standards and Definition of Terms

Traffic-Generated Noise

In the City of Chula Vista, noise standards applicable to traffic-generated noise are expressed in terms of the community noise equivalent level. The CNEL is a 24-hour A-weighted decibel average sound level [dB(A) Leq] from midnight to midnight obtained after the

TABLE 5.12-1 NOISE AND LAND USE COMPATIBILITY

		Annual Community Noise Equivalent Level in Decibels					
Land Use	50	55	60	65	70	75	
I. Outdoor amphitheaters (may be suitable for certain types of music)							
2: Schools, libraries							
3. Nature preserves, wildlife preserves						i -	
4. Residential-single-family, multi-family, mobile homes, transient housing							
5. Retirement home, intermediate-care facilities, convalescent homes							
6. Hospitals							
7. Parks, playgrounds							
8. Office buildings, business and professional							
9. Auditoriums, concert halls, indoor arenas, churches							
10. Riding stables, water recreation facilities							
11. Outdoor spectator sports, golf courses							
12. Livestock farming, animal breeding							
13. Commercial-retail, shopping centers, restaurants, movie theaters							
14. Commercial-wholesale, industrial manufacturing, utilities							
15. Agriculture (except livestock), extractive industry, farming							
16. Cemeteries							

SOURCE: San Diego Progress Guide and General Plan (Transportation Element).

COMPATIBLE: The average noise level is such that indoor and outdoor activities associated with the said use may be carried out with essentially no interference from noise.
INCOMPATIBLE: The average noise level is so severe that construction cost to make the indoor environment acceptable for performance of activities would probably be prohibitive. The outdoor environment would be intolerable for outdoor activities associated with the lane use.

addition of 5 dB to sound levels occurring between 7:00 P.M. and 10:00 P.M. and 10 dB to the sound levels occurring between 10:00 P.M. and 7:00 A.M. A-weighting is a frequency correction that often correlates well with the subjective response of humans to noise. Adding 5 dB and 10 dB to the evening and nighttime hours accounts for the added sensitivity of humans to noise during these time periods.

The City's exterior noise level standard for noise-sensitive areas, which include residences, school play areas, and outdoor recreational areas, is 65 CNEL. The City's exterior noise standard for office buildings and commercial property is 70 CNEL.

The City also specifies that residential structures shall be designed to prevent the intrusion of exterior noises such that interior noise levels attributable to exterior sources do not exceed 45 CNEL in noise-sensitive interior rooms. Neither the City of Chula Vista nor the California Department of Education specifies an interior noise standard due to exterior sources for schools.

Standard construction techniques will provide a 20-decibel reduction of exterior noise levels to an interior receiver when the windows and doors are closed. With these criteria, standard construction could be assumed to result in interior noise levels of 45 CNEL or less when exterior noise levels are 65 CNEL or less. When exterior noise levels are greater than 65 CNEL, consideration of specific construction techniques is required to ensure that interior noise levels will not exceed the 45 CNEL residential standard.

Noise Generated On-Site

Impacts to off-site receivers generated by on-site activities are regulated by the City's Municipal Zoning Code, Chapter 19.68. This ordinance specifies maximum one-hour average sound level limits at the boundary of a property. These maximum one-hour sound level limits are the maximum noise levels allowed at any point on or beyond the property boundaries due to activities occurring on the property. Where two or more zones adjoin, the more restrictive noise limits shall apply.

The noise level limits are specified for two different time intervals: daytime and nighttime hours. The daytime hours are specified as 7 A.M. to 10 P.M. on weekdays and 8 A.M. to 10 P.M. on weekdays and 8 A.M. to 10 P.M. to 7 A.M. on weekdays and 10 P.M. to 8 A.M. on weekends.

For single-family residential, the levels are specified as 55 decibels during the daytime hours and 45 decibels during the nighttime hours. The noise level limits specified for multi-family residential are 60 decibels during the daytime hours and 50 decibels during the nighttime hours. For commercial and office uses, the limits are 65 decibels during the daytime hours and 60 during the nighttime hours.

Analysis of Noise Impacts

Traffic on Major Roadways

Noise generated by future traffic was projected using the Federal Highway Administration Noise Prediction Model (1979) and using the California vehicle noise emission (Calveno) levels (California Department of Transportation 1983).

Exterior traffic noise levels to first- and second-floor receivers were calculated. First-floor receivers were placed at five feet above ground level and second-floor receivers were placed at 15 feet above ground level. Calculations were completed for a daytime hour and the resulting hourly $L_{eq}s$ were weighted and combined into CNEL values. Projected CNEL values based on the traffic distributions used here are 1.8 higher than the daytime hourly L_{eq} calculated by the Federal Highway Administration model as indicated above.

Impacts to future sensitive receivers were evaluated in relation to the noise level standards discussed above. Exterior sensitive receivers include outdoor recreational areas including outdoor use areas of residences and schools. Interior sensitive receivers are habitable rooms that include living rooms, dining rooms, bedrooms, dens, and other rooms where activities are generally noise sensitive. They do not include kitchens, bathrooms, or closets.

Future predicted noise levels are projected to exceed the City's 65 CNEL exterior standard on the single- and multi-family residential lots adjacent to SR-125, Olympic Parkway, Birch Road, and La Media Road. Future noise levels on the private high school site are also projected to exceed the 65 CNEL exterior standard adjacent to Birch Road and SR-125. Without mitigation, noise impacts from traffic on area roads are considered significant.

Trolley Noise

Consideration of potential trolley noise was based on noise measurements made by RECON for the Metropolitan Transit Development Board and review of trolley activities in downtown San Diego. In addition, information and procedures from "Transit Noise and Vibration Impact Assessment" published by the Federal Transit Administration (1995) were used.

The primary source of noise from the trolley is the wheels on the track. Barrier design was considered with the track level as the source height from the noise. Reference noise levels were 76 dB(A) L_{eq} for a 30-second pass-by at 50 feet from the source. Using an operation schedule similar to the current schedule for the East (Orange) trolley line, this reference noise level equates to a CNEL of 66 decibels.

There is currently no estimate of the number of trains or their schedule for this area of Chula Vista. As such, assumptions were made to determine the potential for noise effects resulting

from trolley activities based on the existing East (Orange) trolley line. This line currently has 74 trips from 7:00 A.M. to 7:00 P.M., 16 trips from 7:00 P.M. to 10:00 P.M., and 20 trips from 10:00 P.M. to 7:00 A.M.

With a source noise of 66 decibels at 50 feet for the trolley, it is possible that noise levels at residents adjacent to the right-of-way could meet or exceed the 65 dB CNEL standard set by the City. To insure that the standard is not exceeded, it would be necessary to break the line of sight to the tracks. This would be achieved through the construction of a five-foot-high barrier along the trolley right-of-way. By breaking the line of sight from the tracks to the receiver, a five-decibel reduction in noise levels will be achieved. Without mitigation, noise impacts from trolley traffic are considered significant.

Interior Noise Levels

The noise guideline levels set forth in the Noise Element of the City of San Diego Progress Guide and General Plan and the State require that interior noise levels not exceed 45 dB CNEL within multi-family units. Typically standard California construction materials and methods, the building shells provide at least 20 decibels with the windows closed. Therefore, multi-family units exposed to an exterior CNEL greater than 65 dB could result in an interior CNEL greater than 45 dB. The exterior CNEL at the proposed multi-family residences adjacent to Olympic Parkway, La Media, Birch Road and SR-125 would exceed 65 dB CNEL. Without mitigation, noise impacts from exterior sources to interior receivers are considered significant.

Commercial Noise

The proposed project would develop commercial uses adjacent to residential uses at the village core area. Sources of commercial noise typically include activities at loading docks and parking lots; heating/ventilation and air conditioning equipment (HVAC); maintenance activities; and additional heavy truck traffic along adjacent roads. Noise levels associated with the commercial activities would vary depending on the number of delivery trucks, loading dock areas, and customer traffic generated by the commercial sites. Similarly, HVAC equipment noise would vary depending on the number and type of equipment selected. Typical rooftop HVAC packaged units generate noise levels of approximately 70 dB at 10 feet from the source. Prior to approval of commercial development plans, the commercial sites would have to be designed so that noise levels would comply with the City's Noise Ordinance. Without mitigation, noise impacts from commercial uses to neighboring residential and recreational uses are considered significant.

Pump Station Noise

Based on planned development phasing of the Otay Ranch Village 6 Project and adjacent infrastructure, a temporary water pump station may be required to provide a backup potable

water supply for development located within the 980 Pressure Zone service area. The pump station will serve as a secondary supply source should the primary 980 Zone source go out of service. Subsequent to construction of a permanent redundant supply the pump station will be removed.

The station will be located at the northern corner of the intersection of "J" and "R" Streets. While final design criteria will be specified by the Otay Water District, a typical station capable of supplying the most conservative water demand projections for the project would consist of skid-mounted components including three 75-horsepower horizontal split case pumps, control valves, controls, and header piping. The pumps would automatically start should the pressure in the 980 Zone distribution system fall below a prescribed setting.

Each of these pumps is projected to have a sound power level of 80 to 83 dB(A). When running simultaneously, these pumps would produce a combined sound power level of 88 dB(A). A sound pressure level of 50 decibels would result from this source noise at a distance of about 100 feet from the pumps. Although the operation of the pumps is expected to be rare, this noise level represents a significant adverse impact.

Quarry Noise

The Rock Mountain quarry is located approximately two miles southeast of Village Six. Noise generated from the quarry is not anticipated to affect residents within the Village Six project area. Because of the distance from the quarry to Village Six, blasting, drilling, and other operational noise generated from the Rock Mountain quarry is anticipated to result in noise levels well below ambient conditions on the Village Six site. No significant noise impacts resulting from quarry operations are expected.

5.12.4 Level of Significance Prior to Mitigation

Potential sources of noise related to the proposed Village Six SPA Plan include construction noise, traffic-generated noise, and commercial noise. Construction activities, especially heavy equipment, would create short-term noise increases near construction areas. Traffic on La Media, Olympic Parkway, Birch Road, and SR-125 would cause a significant noise impact to adjacent residences. HVAC equipment associated with commercial development could and a significant impact on nearby residences.

A site design for the multi-family residential area is not available at this time. Mitigation of any exterior use areas could also be achieved through the site design by placing the exterior use areas on the sides of the building opposite the freeway. This will ensure that these areas are adequately shielded from freeway noise. Any balconies proposed in the multi-family areas must comply with the residential exterior noise standards as discussed above.

5.12.5 Mitigation Measures

- 5.12-1 Prior to the approval of tentative maps, the applicant shall submit an acoustical study for approval by the Director of Building and Planning, which includes the following:
 - Location and heights of noise barriers in accordance with Figure 5.12-1 of the EIR;
 - b) A detailed analysis which demonstrates that barriers or setbacks have been incorporated into the project design, such that noise exposure to residential receivers placed in useable exterior areas are at below 65 dB CNEL; and
 - c) A detailed analysis, which demonstrates that barriers or setbacks have been incorporated into the project design, such that, when considered with proposed construction specifications, interior noise levels shall not exceed 45 db CNEL.

Should grading or traffic assumptions change during the processing of the tentative map, the barriers shall be refined to reflect those modifications.

- 5.12-2 Noise barriers shall be constructed as shown on Figure 5.12-1 with the following provisions:
 - a) The applicant shall construct the noise barriers as shown on Figure 5.12-1 prior to the issuance of any building permit for those lots within the noise contour of 65 CNEL or greater as described in the Noise Technical Report for Otay Ranch Village Six, dated September 24, 2001, unless earlier modified by agreement with the City of Chula Vista, California Transportation Ventures (CTV) or its successor in interest, and applicant. All noise barrier design and construction adjacent to SR-125 shall be coordinated with the City of Chula Vista, Caltrans, and CTV or its successor in interest. Noise barrier design and construction adjacent to SR-125 may be modified should a subsequent acoustical study demonstrate to the satisfaction of the Director of Planning and Building that the applicable noise standards will be achieved by a modified design.
 - b) All other required noise barriers adjacent to Olympic Parkway, La Media Road, and Birch Road as shown on Figure 5.12-1 shall be constructed prior to the issuance of any building permit for lots adjacent to the aforementioned roadways.
 - c) Noise barriers shall be shown on wall and fence plans to be approved prior to issuance of the first grading permit to be approved by the City.

The applicant shall construct the noise barriers adjacent to SR-125 as shown on Figure 5:12-1 prior to the issuance of the first building permit within the adjacent neighborhood or the

opening of SR 125, whichever occurs earlier. Noise barrier design and construction adjacent to SR 125 shall be coordinated with the City of Chula Vista, Caltrans, and California Transportation Ventures (CTV). All other required noise barriers adjacent to Olympic Parkway, La Media Road, and Birch Road shall be shown on the grading plan or a wall and fence plan to be approved prior to issuance of the first grading permit within any adjacent neighborhood. Walls adjacent to Olympic Parkway, La Media Road, and Birch

shall be constructed prior to the issuance of the first building permit within the adjacent neighborhood.

- 5.12-3 Prior to approval of building permits for commercial development, a report shall be prepared demonstrating that HVAC equipment is designed to insure that noise levels from the equipment will not exceed the City of Chula Vista's Noise Ordinance Standards.
- 5.12-4 If balconies are proposed for the multi-family uses adjacent to SR-125, prior to approval of building plans, an acoustical analysis of site plans and building plans shall be prepared by the applicant and reviewed by the Director of Planning and Building to ensure that they meet the 65 dB(A) CNEL exterior.
- 5.12-5 The water pump station shall be placed within an enclosure capable of reducing the noise of the pumps such that, when operating, the sound pressure level at a distance of 50 feet from the pumps is 50 decibels or less. Prior to the installation of the pump station, the applicant shall provide an acoustical report demonstrating that the proposed pumps and enclosure meet this condition, to the satisfaction of the Director of Planning and Building.

Level of Significance After Mitigation

Implementation of the above mitigation measures would reduce noise impacts below a level of significance.

5.13 Public Services and Utilities

This section discusses the availability of public services and utilities for the Village Six SPA Plan. The Otay Ranch Program EIR addressed existing conditions, potential impacts of the GDP, and mitigation measures related to public services and utilities. Additional analysis of the availability, capacity, and additional services required as a result of regional growth were provided in the 1995 City of Chula Vista Sphere of Influence Update Program EIR. Both of these analyses are incorporated by reference.

In January 1991, the Chula Vista City Council adopted Ordinance No. 23220 establishing a Development Impact Fee (DIF) to pay for various public facilities within the city of Chula Vista. The facilities are required to support future development within the city and the fee schedule has been adopted in accordance with Government Code Section 66000. The proposed project will be subject to the payment of the fee at the rate in effect at the time building permits are issued.

5.13.1 Potable Water

Existing Conditions

The following discussion is based on the Subarea Master Plan (SAMP) for Otay Ranch Villages Six, Seven, and Planning Area 12 (Volume 1: Conceptual Facilities Plan January 2001a); Volume 2: McMillin Village Six Water Facilities Plan (both prepared by John Powell & Associates, Inc., August 2001b); and the Overview of Water Service for the Otay Ranch Company Village Six (Dexter Wilson Engineering, Inc., September 2001a). The Water Facilities Plan and the Overview of Water Service are included in this EIR as Appendix I. These studies provide information regarding projected potable and recycled water demands, as well as infrastructure required to serve the proposed project.

The Otay Ranch Program EIR discusses existing regional capacities and future planning efforts of federal, state, and local agencies to increase the water supply in the region. The County of San Diego imports the majority of its potable water supply from the Colorado River via the Colorado River Aqueduct, and the Sacramento–San Joaquin Delta via the California Aqueduct of the State Water Project. The remainder of the water supply comes from local surface-water storage reservoirs, groundwater, and water reclamation. The San Diego County Water Authority (SDCWA) purchases the imported water from the Metropolitan Water District of Southern California. SDCWA is also the wholesaler of water to 23 water agencies in San Diego County, including the Otay Water District (OWD), which serves the project area. The OWD currently imports all of its potable water from the SDCWA via the Second San Diego Aqueduct. Water is delivered at aqueduct connections No. 10 and No. 12 and is conveyed to the OWD's emergency/operating reservoirs.

Recently, the SDCWA has entered into an agreement with the City of San Diego to purchase up to 12 mgd of treated water from the City's Otay Water Treatment Plant. This additional supply will enable the OWD to supplement deliveries for the SDCWA under peak demand conditions and will provide an additional emergency supply source should the SDCWA's imported water supply be interrupted. The SDCWA is preparing a Regional Facilities Master Plan, which will identify new SDCWA transmission facilities needed to supply projected future member agency demands. Projected OWD demands, including Village Six SPA area project demands, have been included in the Regional Facilities Master Plan.

The OWD has adopted a Water Resources Master Plan, which identifies a long-range capital improvement program to support planned development, including Village Six, within the district boundaries. The Master Plan, along with supplemental preliminary SAMPs for individual developments, specifies new or expanded storage reservoirs, pump stations, and transmission mains which are required to provide service to planned and proposed developments such as Village Six.

The OWD has established criteria to determine pressure zone boundaries within new and existing developments. The criteria constitute minimum and maximum allowable pressures and maximum velocity thresholds allowed under specified operating conditions within the distribution system. Minimum pressure criteria are based on potable system and fire-fighting operational requirements while the maximum pressure limitations are established to protect residential and commercial plumbing, as well as distribution piping and appurtenances.

There are currently five pressure zones within Otay Ranch to provide adequate water pressure to different pad elevations. Pressure zones 711 and 980 will serve the project area (Figure 5.13-1). The OWD services the 980 pressure zone with a pump station located in the EastLake Business Park. There is currently one pump station in the 711 zone, referred to as the Central Area Pump Station. It is located at the 624 zone Patzig Reservoir. Existing 20-inch 711 zone transmission mains are located in Telegraph Canyon Road and EastLake Parkway along the northern and eastern boundaries of Otay Ranch SPA One. Current development of the SPA One project is extending a 16-inch transmission main in La Media Road and East Palomar Street. An existing 980 zone transmission main, ranging in size from 20 to 36 inches, is located in EastLake Parkway.

The Village Six SPA Plan property is located within the OWD Central Service Area. The Central Area Pump Station is located at the Patzig 624 zone reservoir site and pumps water to the 711 zone distribution system and storage reservoirs. The four pumps at the Central Area Pump Station are rated for approximately 4,000 gallons per minute (gpm), which equates to a firm capacity of 162,000 gpm. The EastLake Pump Station, which is located on the south side of Otay Lakes Road at Lanc Avenue, draws water from the 711 zone distribution system and transfers it to the 980 zone distribution system and storage reservoirs. The three pumps at the EastLake Pump Station are rated for approximately 4,000 gpm, giving the system a firm capacity of 8,000 gpm.

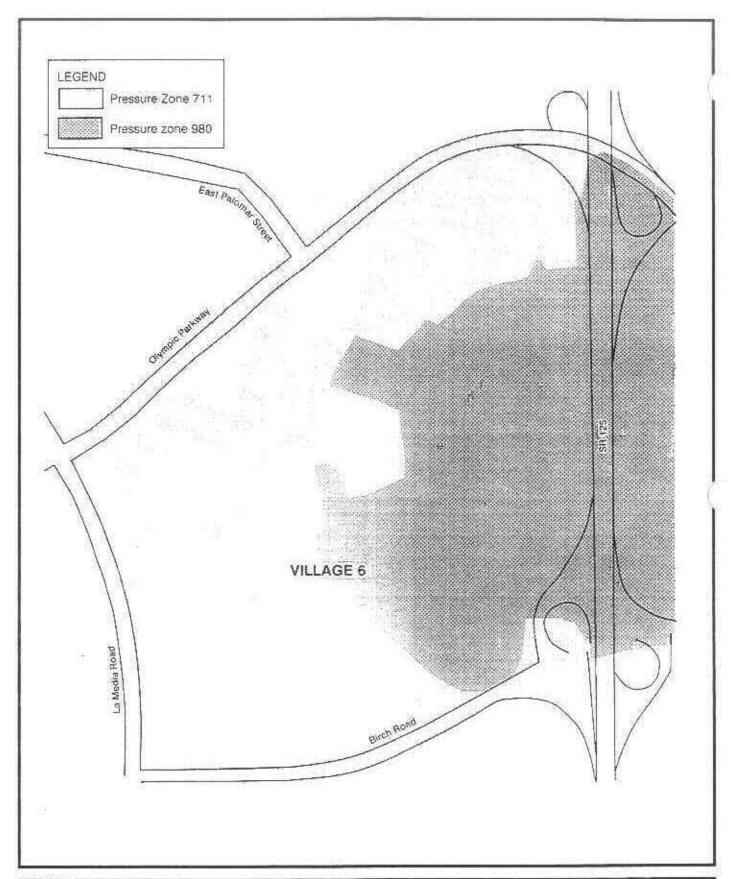






FIGURE 5.13-1

Pressure Zone Service Areas Village Six Otay Ranch Development Plan The 711 zone has three two-existing operational reservoirs within the EastLake Greens development south of Otay Lakes Road. Reservoirs 711-1, 711-2, and 711-32 have capacities of 2.83.0, and 2.32, and 16.0 million gallons (mg), respectively, for a total capacity of 521.3-0 mg. Reservoirs 980-1 and 980-2 serve the 980 zone and are located within the OWD Use Area north of Rolling Hills Ranch. Each reservoir has an individual capacity of 5.02 mg, for a total capacity of 10.05 mg.

The 624 zone reservoirs provide emergency water supplies to the 711 and 980 zones. There are three reservoirs in the 624 zone of the Central Area District, including the 624-1 (12.4 mg) Patzig Reservoir adjacent to the Otay Ranch project, 624-2 (8.0 mg) Reservoir in EastLake I, and 624-3 (30.0 mg) Reservoir in EastLake Greens adjacent to EastLake Parkway.

There are currently three 624 pressure zone reservoirs in the Central Service Area. These include the 12.4 mg 624-1 (Patzig) Reservoir located adjacent to the Otay Ranch SPA One project, the 8.0 mg 624-2 Reservoir located in the EastLake I development, and the 30 mg 624-3 (EastLake Greens) Reservoir located adjacent to EastLake Parkway. Storage requirements for the 980 and 711 Zones are 12.02 15.07 mgd and 15.39 4.63 mgd, respectively. The existing operational storage requirement for the 980 zone is 10.040 mg and is 21.40 5.0 mg for the 711 zone.

The OWD requires operational storage within each zone to have the following:

- 1. Operational capacity equal to 0.3 times the Maximum Daily Demand for the zone,
- 2. Emergency reserve capacity equal to the Maximum Daily Demand for the zone, and
- 3. The maximum fire flow volume for the zone.

The OWD has implemented an integrated resources plan for the development of local water supplies during normal and emergency conditions. The OWD's goals are to obtain 40 percent of its annual water demand from local water sources when water is not available through the SDCWA. Also, OWD seeks to obtain up to 70 percent of annual water demand when water is available from the SDCWA in order to have a stored supply during periods when the SDCWA cannot supply the needed amount to the OWD. Additional benefits of the integrated resources plan include the ability of the OWD to meet customer water demands during periods of drought and to provide the lowest possible water rates to its customers.

In the event of an aqueduct shutdown, the OWD policy is to provide a maximum of five average days of emergency storage capacity and a minimum of five average days of supply from interconnections and other sources to meet operational demands. Their goal is to meet a maximum of one-half of the 10 average annual days from storage, and the other one-half or more from alternative sources. The OWD currently maintains emergency storage reserves equal to at least five days of average annual demand in each service area.

Thresholds of Significance

The City has adopted a Growth Management Ordinance (Chapter 19.09) that imposes water service standards and requires all major development projects to prepare a water conservation plan. These standards are established to ensure that adequate storage, treatment, and transmission facilities are constructed concurrently with planned growth. According to Appendix G of the CEQA guidelines, the proposed project would have a significant impact on potable water if it:

- Encourages activities which result in the use of large amounts of water or use of water in a wasteful manner;
- Results in substantial need for new, altered, or expanded services; or
- Contributes to a capacity deficiency in a regional facility.

In addition, according to City of Chula Vista threshold standards, impacts to water resources would be significant if the proposed project exceeds City of Chula Vista threshold standards to ensure that adequate supplies of quality water, appropriate for intended use, are available. The standards require the following actions:

- (1) The applicant must request and deliver to the City service availability letters from the appropriate water district for each project at the tentative map level.
- (2) The project applicant is required to submit a Water Conservation Plan along with a SPA Plan application.
- (3) The project plans shall ensure an adequate supply of water on a long-term basis prior to the development of each Otay Ranch SPA.

Impacts

The OWD has provided a "will serve letter," dated September 11, 2000, contingent that all financial arrangements would be made with OWD for construction of any Village Six SPA Plan water systems addressed in the <u>approved preliminary-SAMP</u> and Overview of Water Service study.

Average annual day (AAD) water demands for the Village Six SPA Plan were estimated through application of the way duty method as specified in the OWD's planning criteria. The method involves assigning a representative unit water demand to each land use type in the planning area. Demand projections for the project are then computed by multiplying the acreage planned for each land use category by the corresponding water duty (Table 5.13-1). Projected potable water demands for the project area are 844,747 75,450 gallons per day

(gpd). It should be noted that the neighborhood park could use a minimal amount of potable water.

TABLE 5.13-1 POTABLE WATER DEMAND

Land Use	Area (acres)	Dwelling Units	Unit Demand	Average Demand (gpd
SF Residential	173.1	883	420 gpd/du	370,860
MF Residential	64.1	1,203	294345 gpd/du	3 <u>53,682</u> 7 8,9 45
Elementary School	10.0		1,250 gpd/ac	12,500
Private High School	32.5		2,232 gpd/ac	72,540
Commercial	3.0		1,785 gdp/ac	5,355
CPF Church	11.5		1,7852,232 gdp/ac	2 <u>0,5285668</u>
CPF	5.2		1.785 gdp/ac	9282
TOTAL				8 <u>44</u> 75, <u>747</u> ±50

SOURCE: John Powell & Associates, Inc./PBS&J August 23, 2001.

gpd = gallons per day; SF = single-family;

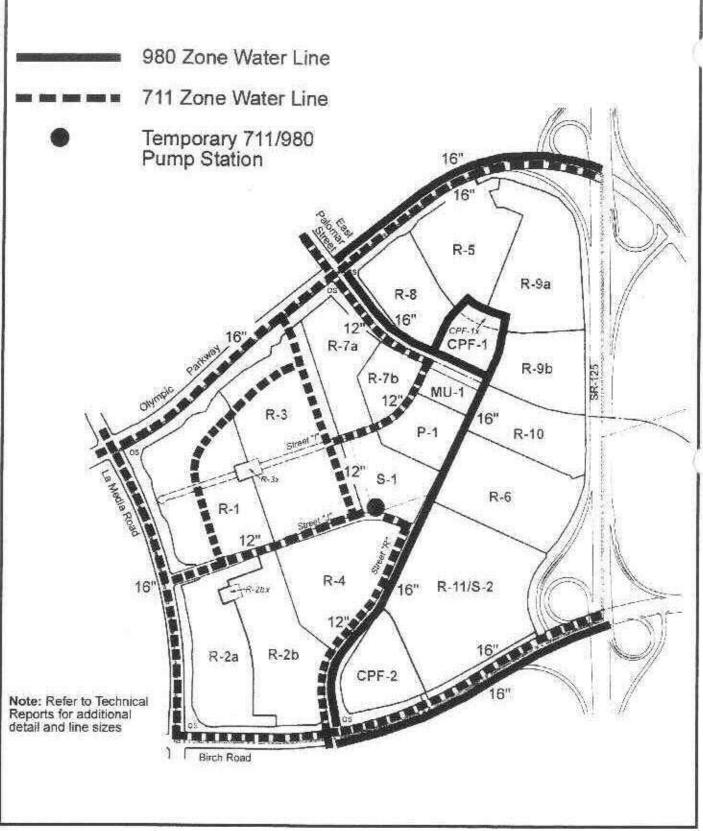
MF = multi-family; CPF = community purpose facility; du = dwelling unit; ac = acre.

NOTE: Neighborhood park could use a marginal amount of potable water.

If the R-11/S-2 neighborhood is not developed as a high school, but as single-family homes, the average day demand for potable water would be reduced by 11,220 gpd. This reduction is based on 146 equivalent dwelling units requiring 61,320 gpd, reducing the total project potable water demand to 833,527 63,930 gpd.

The proposed potable water mains for the Village Six SPA Plan would connect to the mains planned or under construction within the 711 pressure zone in La Media Road, Olympic Parkway, and East Palomar Street. A connection would be made with the existing main in EastLake Parkway for pressure zone 980. OWD's Capital Improvement Program identifies the extension of the existing pressure zone 980 main south in EastLake Parkway and east/west in Olympic Parkway. The proposed backbone potable water system is shown in Figure 5.13-2. The plan for recycled water is shown in Figure 5.13-3. General phasing of this system would correspond to the development phasing of the proposed project. Phasing of the on-site distribution network will be developed as part of the subsequent volumes of the preliminary SAMP prepared in conjunction with engineering review of the future tentative maps.

The network configuration and pipe sizes are based on hydraulic analyses, which included use of the H2ONET Water Distribution Model. These analyses consisted of simulating

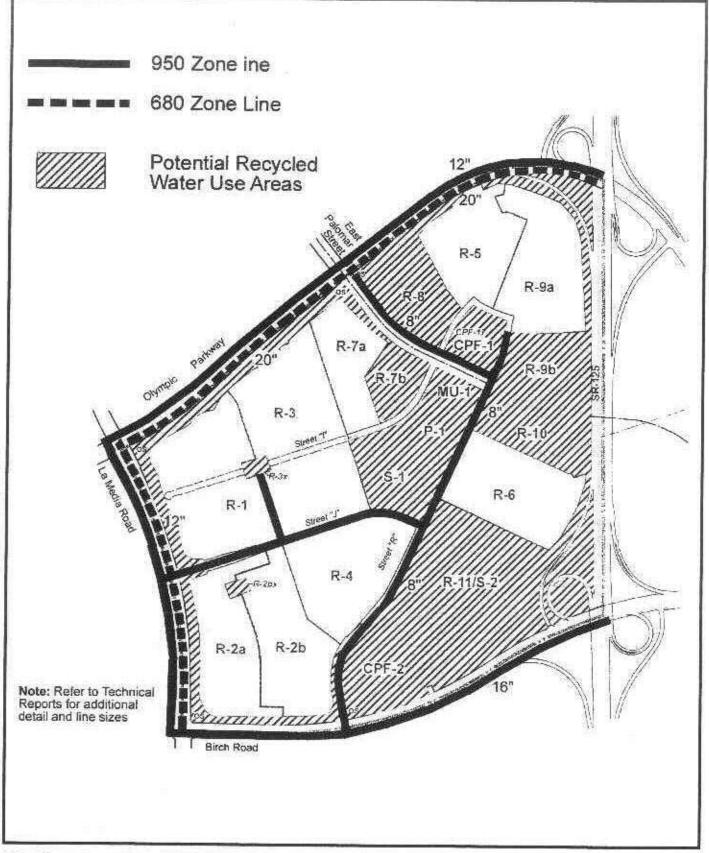




Map Source: Cinti Land Planning

FIGURE 5.13-2

Domestic Water Plan Village Six Otay Ranch Development Plan





Map Source: Cinti Land Planning



FIGURE 5.13-3

Recycled Water Plan Village Six Otay Ranch Development Plan hydraulic conditions within the proposed on-site distribution system and regional transmission mains under specified demand conditions. Table 5.13-2 lists the sources for development demand considered in the model. The model results indicate that the proposed ultimate 711 and 980 pressure zone transmission systems would be adequate to convey peak hour flows.

TABLE 5.13-2 SOURCES FOR DEVELOPMENT DEMAND PROJECTIONS

Development	Source for Demand Projections		
Sunbow II	SAMP for Sunbow II (1997)		
Otay Ranch Villages One and Five	SAMP for Otay Ranch SPA One (1998)		
Otay Ranch Village Eleven	Overview of Water Service for Otay Ranch Village 11 (2000)		
Otay Ranch - Other Villages	Otay Ranch Master Plan of Water and Sewage (1992)		
EastLake Trails	SAMP for EastLake Trails (1998)		
EastLake Business Center II	SAMP for EastLake Business Center II (1999)		
EastLake III	SAMP for EastLake III (2000)		
Rolling Hills Ranch	SAMP for Salt Creek Ranch (1997)		

The Village Six SPA Plan would place additional demand on the 711 and 980 pressure zone pump stations. Design criteria for the pump stations is based on providing sufficient capacity to convey the maximum day demands for all higher zones to which the station pumps. The existing maximum daily demands <u>pumping capacity</u> for the 711 and 980 pressure zones are 5.080 2.833 gpm and 2,250 180 gpm, respectively. The existing plus the anticipated development plus Village Six development is expected to have a maximum day demand <u>pumping capacity</u> of 11,885 3.306 gpm for the 711 pressure and to 5.878 6.993 gpm for the 980 pressure zone. The proposed project would also place additional demands on the pressure zone pump stations. Based on these additional demands, existing pressure zone 711 pumping capacity may require expansion, either through the installation of an additional pump at the Central Area Pump Station or construction of the planned EastLake Greens Pump Station.

The OWD establishes the operational storage capacity at 0.3 times the maximum day demand for each pressure zone and the emergency reserve capacity as equal to the maximum day demand. Fire flow volume is added to these two capacity values to determine required storage capacity. The OWD has recognized that there is a short-term need for additional 711 pressure zone storage. The existing plus forecasted storage capacity requirement for the 711 pressure zone is 15.39 4.03 mg., which exceeds the existing storage capacity by 9.03 mg.

This does not exceed the existing storage capacity because the McMillin Otay Ranch, LLC has entered into an agreement with the OWD establishing a funding program for construction of a 16.0 mg 711-3 reservoir currently in the construction phase. For pressure zone 980, a projected deficit of 1.982-5 mg is anticipated with construction of the proposed project.

It is OWD policy to provide a maximum of five average days of emergency storage capacity within the system and a minimum of five average days of supply from interconnections and other sources to meet operational demands. <u>Upon completion of Reservoir 711-3 the central area system will have 85.55 mg of total storage.</u> The emergency storage required for the <u>Village Six project is approximately 4.2 mg. In addition to the emergency component within the operational reservoirs, emergency storage for the proposed project will be provided at the <u>EastLake Greens Reservoir (624-3)</u>. Based on an <u>average AAD</u> demand of 0.4358 mgd, sufficient emergency storage capacity exists within the service area to meet the needs of the project.</u>

OWD is currently processing storage capacity upgrades in Zones 711 and 980 and the district would be lead agency for environmental review prior to the consideration of those improvements. Without these improvements, significant impacts to water pressure and flow would result.

Level of Significance Prior to Mitigation

The proposed project would result in an incremental increase in water consumption and place additional demands on water storage and pumping facilities. The impact to water storage and pumping facilities would be significant if construction of facilities does not coincide with the anticipated growth associated with the Village Six SPA. The increase in demand for water would not have a significant impact on the ability of OWD to provide service to the Village Six project.

The increase in water demand has been planned for by the OWD and a draft Water Conservation Plan has been prepared by Dexter Wilson Engineering (April 2001a), reducing the impact of increased water demand. Conservation measures in the plan include the use of ultra-low-flow showerheads, water efficient dishwashers and clothes washers, water pressure reduction, hot water pipe insulation, leak detection tablets, low-water landscaping, xeriscaping, soil moisture sensors, and automatic timer shut-off for manual hose systems. However, the impact to potable water storage and distribution facilities would be significant if construction of new facilities does not coincide with the project's anticipated growth.

Because the high school uses more water per acre than single-family homes, water consumption would be slightly less if residential uses were applied to Neighborhood R-11/S-2 rather than the school. The impacts to provision of potable water would, however, remain significant and the same mitigation measures would be needed.

Mitigation Measures

- 5.13.1-1 The final Subarea Water Master Plan shall be approved prior to the approval of any tentative map. The Master Plan shall include the design of water system infrastructure including timing and cost by phase of development and must be in compliance with the OWD Master Plan.
- 5.13.1-2 Prior to approval of the first tentative map, the applicant shall provide the City with a letter from the OWD stating that adequate pumping and storage capacity is available or will be available concurrent with need.
- 5.13.1-3 Prior to approval of each Tentative Map, the applicant shall provide the City with a letter from the OWD stating that adequate storage capacity exists or will be available concurrent with need.
- 5.13.1-4 Water facilities improvements shall be financed or installed on- and off-site in accordance with the fees and phasing in the approved Public Facilities Finance Plans (PFFP) for the Village Six SPA Plan.

Level of Significance After Mitigation

Implementation of the above mitigation measures would reduce the project's impact on potable water below a level of significance.

5.13.2 Recycled Water

Existing Conditions

The following discussion is based on the SAMP for Otay Ranch Villages Six, Seven, and Planning Area 12 (Volume 1: Conceptual Facilities Plan January 2001); Volume 2: McMillin Village Six Water Facilities Plan (August 2001a) (see Appendix I); and the Overview of Water Service for the Otay Ranch Company Village Six (September 2001b) (see Appendix I).

The Ralph W. Chapman Water Recycling Facility located north of the project site near the intersection of Singer Lane and State Route 94 supplies the Otay Ranch community with recycled water. This plant has a current capacity of 1.1 mgd, with expansion potential up to 2.5 mgd for nonpotable water uses including irrigation of golf courses, school playing fields, public parks, and public landscaping. OWD will supply potable water to the recycled system when high demand exceeds the available capacity.

Two existing ponds in the OWD Use Area north of Proctor Valley Road receive the water and provide operational storage for the 980 recycled pressure zone with capacity to hold high

water levels between 940 and 950 feet. The ponds are connected to an existing 20-inch transmission main in Lane Avenue, which runs south to the existing main in Otay Lakes Road.

Recycled water is delivered to the OWD and pumped to the proposed 680 zone 2.2 mg capacity recycled water reservoir to be located in EastLake Greens (between South Greensview Drive and the Second San Diego Aqueduct right-of-way) for operational storage. The reservoir will have a connection to a planned 680 recycled pressure zone transmission main within the aqueduct right-of-way. This main will the into planned transmission mains in Telegraph Canyon Road and Olympic Parkway. The OWD would have the option of pumping recycled water from the 680 zone reservoir to supply the demands of the 950 zone. Supplemental recycled water will be available from the City of San Diego's planned South Bay Water Reclamation Plant. This plant will be located in the Tijuana River valley at Monument and Dairy Mart Roads near the U.S.-Mexico border and will have a capacity of 15 mgd.

Thresholds of Significance

The City has adopted a Growth Management Ordinance (Chapter 19.09), which imposes water service standards and requires that all major development projects prepare a water conservation plan. These standards are established to ensure that adequate storage, treatment, and transmission facilities are constructed concurrently with planned growth. According to Appendix G of the CEQA guidelines, the proposed project would have a significant impact on recycled water if it:

- Encourages activities which result in the use of large amounts of water or use of water in a wasteful manner;
- Results in substantial need for new, altered, or expanded services;
- Contributes to a capacity deficiency in a regional facility, or
- Creates a public health risk.

Impacts

There is a projected recycled water demand of 121,644 gpd project for Village Six. The basis for this projection is present in Table 5.13-3. As with potable water, if residential uses replace the possible high school, demand for recycled water would be reduced. Elimination of the high school and alternative development of 146 additional dwelling units would result in a reduction in demand for recycled water of 14,508 gpd.

TABLE 5.13-3 RECYCLED WATER DEMAND

Land Use	Area (acres)	Percent Irrigated	Irrigated Area (ac)	Irrigation Rate (gpd/ac)	Average Demand (gpd)
MF Residential	64.1	15	9.6	2,232	21,427
Park	7.6	100	7.6	2,232	16,963
Elementary School	10.0	20	2.0	2,232	4,464
Private High School	32.5	20	6.5	2,232	14,508
Commercial	3	10	.3	2,232	670
CPF	16.7	20	3.3	2,232	7,366
Open Space	21.1	50	10.6	2,232	23,659
Circulation	58.3	25	14.6	2,232	32,587
TOTAL					121,644

SOURCE: John Powell & Associates, Inc. /PBS&J August 23, 2001

Recycled water will be supplied to Village Six through connections to the planned 12-inch 680 recycled zone main in La Media Road and the existing 16-inch 950 recycled zone main in EastLake Parkway. OWD's current capital improvement plan includes construction of 680 recycled zone mains in La Media Road and Olympic Parkway, extension of the 950 recycled zone main in EastLake Parkway south to Birch Road, and construction of 950 recycled zone mains in Birch Road, Rock Mountain Road, and along SR-125.

As specified in current OWD design criteria, all on-site pipelines will have a minimum diameter of six inches. Recycled water pipelines will be installed concurrent with the phased construction of the potable water system.

On-site pipelines would be six-inch-minimum diameter. Recycled water pipelines would be installed concurrent with the phased construction of the potable water system.

The impact to recycled water storage and distribution facilities would be significant if construction of new facilities does not coincide with the project's anticipated growth.

Level of Significance Prior to Mitigation

The proposed project would result in an incremental increase in the use of recycled water and place additional demands on water storage and pumping facilities. The increase in use of recycled water has been planned for by the OWD and will not have a significant impact. However, the impact to recycled water storage and distribution facilities would be significant if construction of new facilities does not coincide with the project's anticipated growth.

Because the high school uses more water per acre than single-family homes, water consumption would be slightly less if residential uses were applied to Neighborhood R-11/S-2 rather than the school. The impacts to provision of recycled water would, however, remain significant and the same mitigation measures would be needed.

Mitigation Measures

- 5.13.2-1 The applicant shall provide for adequate recycled water storage and distribution facilities, which shall be constructed in accordance with the Subarea Master Plan and to the satisfaction of the OWD. These water infrastructure improvements are described in the Village Six and PFFP and the SPA Plan. The proposed PFFP identifies the development impact fees that the applicant shall pay to mitigate impacts, the estimated cost of the facility, the applicant's obligation to construct or pay for the necessary mitigation, and the phasing improvements. Prior to approval of the first final map, the applicant would provide written proof from OWD that adequate water storage and distribution facilities are available to serve the proposed project area.
- 5.13.2-2 A complete Subarea Master Plan shall be required prior to approval of the tentative map. The recycled water system shall be designed at that time and the timing and cost shall be identified by phase of development.
- 5.13.2-3 The final Subarea Water Master Plan shall be submitted to the City for review and approved by OWD prior to the approval of any tentative map. The Master Plan shall include the design of water system infrastructure including timing and cost by phase of development and must be in compliance with the OWD Master Plan.

Level of Significance After Mitigation

Implementation of the mitigation measures would reduce the project's impact on recycled water below a level of significance.

5.13.3 Sewer

Existing Conditions

The Otay Ranch Program EIR concluded that implementation of the GDP would result in a significant impact to sewer services because existing facilities would not accommodate the additional sewage flow and additional wastewater treatment would be required.

The following discussion is based on the McMillin-Otay Ranch Village Six Gravity Sewer Study (John Powell & Associates, Inc./PBS&J, August 2001) and the Overview of Sewer

Service for Otay Ranch Company Village Six (Dexter Wilson Engineering, Inc., August 2001b). These reports are included as Appendix J to this EIR.

The eastern portion of the City of Chula Vista lies within three sewer drainage basins: Salt Creek, Telegraph Canyon, and Poggi Canyon. There are three existing sewer interceptors that collect and convey flow from the Otay Ranch area: the Telegraph Canyon Interceptor, located in Telegraph Canyon Road north of the project site; the Poggi Canyon Interceptor, located in Olympic Parkway west of the project site; and the Main Street Trunk Sewer, which ends just west of the Otay Ranch GDP boundary. Sewage generated within the project area will discharge to the Poggi Canyon Interceptor.

The City of Chula Vista is responsible for sewer service in Otay Ranch. The City has threshold standards for sewer services, which require all new development to be consistent with the Sewer Master Plan. The City of Chula Vista Engineering Staff recently prepared a The shold Capacity of Poggi Canyon Trunk Sewer Memorandum (February 19, 2001). That analysis indicated 4,276 equivalent dwelling units (EDUs) of remaining capacity. Of this remaining capacity, there are currently 3,329 entitled EDUs within the Poggi Basin, which leaves 947 EDUs capacity that do not have entitlements (John Powell & Associates, Inc. August 2001b). In order to improve capacity, sewer flows generated in the Poggi Canyon Basin would be conveyed to an extension of the Poggi Canyon Interceptor trunk sewer. In July 1997, the City of Chula Vista developed a Gravity Sewer Basin Plan that estimated the cost of improving and extending the Poggi Canyon Interceptor based on ultimate basin sewage flow projections. Based on the estimated costs, the plan established a DIF to fund the improvements. The Village Six project will participate in the Poggi Canyon Gravity Basin DIF. The Poggi Canvon Interceptor extension is an operational 15-inch-diameter pipeline connecting to the planned Salt Creek Interceptor. Reach 9B of the Salt Creek Sewer Interceptor would provide for increased sewage flow from the Poggi Canyon Sewer Interceptor to the Metro sewer collection system.

Thresholds of Significance

According to Appendix G of the CEQA guidelines, the proposed project would have a significant impact on sewer service it if:

- Results in substantial need for new, altered, or expanded services;
- Contributes to a capacity deficiency in a regional facility;
- · Creates a public health risk; or
- Exceeds City Engineering Standards.

The maximum number of EDUs added to the existing sewer system will exceed set limits without associated improvements. These limits, which do not apply only to Village Six, are specified in Table 5-13.4.

TABLE 5-13.4 POGGI CANYON SEWER BASIN REQUIRED IMPROVEMENTS

EDUs	Required Improvement		
948	Completion of the Salt Creek Interceptor Reach 9B - City CIP project (Improvement P-1)		
3,770	Upsize the Poggi Canyon line beneath I-805 (Improvement P-2)		

Impacts

The City of Chula Vista has established criteria to estimate sewage flows from different land uses. Single-family dwelling units are estimated to produce an average of 265 gpd and multi-family dwelling units are assumed to produce 75 percent of the sewage generated in a single-family dwelling unit, or 199 gpd. Commercial, industrial, and CPFs generate 2,500 gpd/acre. Elementary schools are assumed to produce 15 gpd/student and high schools are assumed to produce 20 gpd/student.

For the Village Six SPA Plan, it was assumed that the planned elementary school will have approximately 750 students and the private high school will have approximately 2,200 students. Table 5.13-5 shows the projected sewage generation for the project area. These calculations are based on sewage generation factors established by the City of Chula Vista Subdivision Manual. The average daily sewage flow from the proposed Village Six SPA Plan is estimated to be 581,692 gpd.

TABLE 5.13-5 SEWAGE GENERATION

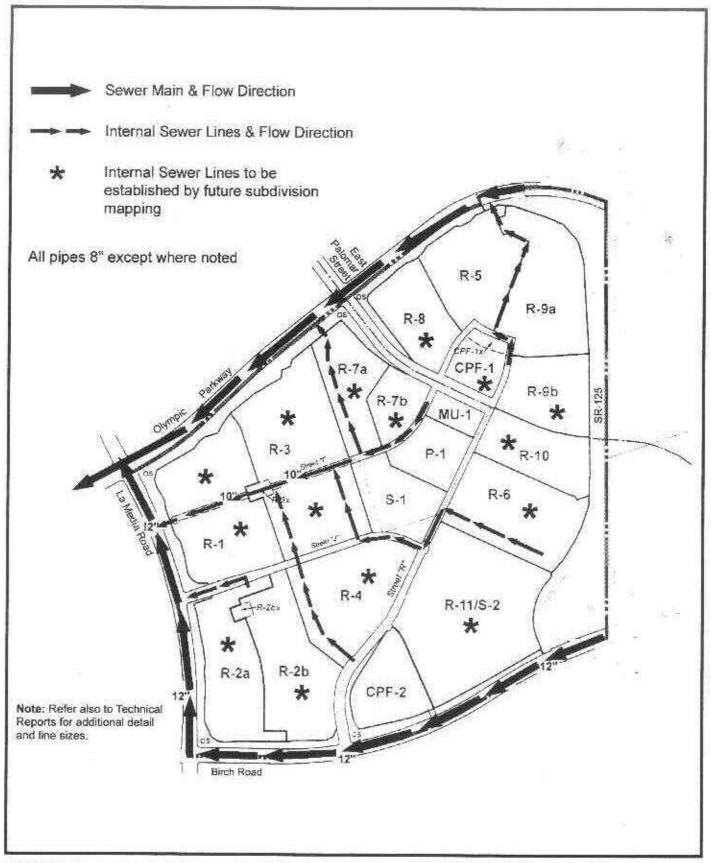
Land Use		Units	Unit Demand	Average Demand (gpd)
SF Residential	883	Dwelling unit	265 gpd/du	233,995
MF Residential	1,203	Dwelling unit	199 gpd/du	239,397
Park	7,6	Acre	500 gdp/ac	3,800
Elem, School	750	Student	15 gpd/student	11,250
Private High School	2,200	Student	20 gpd/student	44,000
Commercial	3.0	Acres	2,500 gpd/ac	7,500
CPF Church	11.5	Acres	2,500 gdp/ac	28,750
CPF	5.2	Acres	2,500 gpd/ac	13,000
TOTAL.				581,692

SOURCE: John Powell & Associates/PBS&J 2001.

As shown in Figure 5.13-4, the project would gravity flow to the Poggi Canyon Interceptor that lies within Olympic Parkway. Project flows would be collected by an on-site trunk sewer line, then connect with flows traveling through Birch Road and La Media Road. With multiple projects being processed, near-term sewage flows may exceed existing capacity for the Poggi Canyon line in advance of the completion of Reach 9B of the Salt Creek Sewer Interceptor.

The Poggi Canyon Trunk Sewer line is currently connected to the Date/Faivre line; however, as soon as it is feasible to do so, this connection will be removed and the Poggi Canyon Trunk Sewer line will be connected to Reach 9 of the Salt Creek Gravity Sewer line. Other proposed developments in the basin would also increase sewage flow levels in this line. With processing of multiple projects, near-term sewage flows may exceed existing capacity in the Date/Faivre line without the construction of Reach 9 of the Salt Creek Gravity Sewer line.

The City of Chula Vista has identified three capital improvement projects needed to upgrade existing or proposed sewer facilities in the Poggi Canyon basin in order to serve the projected sewage flows associated with buildout of the Eastern Territories. These projects have been identified by the City Engineering Department as P1, P2, and P3. Project P1 consists of improvements to Reach 9B of the Poggi Canyon Interceptor. P2 consists of improvements to Reach 200 of the Poggi Canyon Interceptor where it passes under Interstate 805. P3 consists of an increase in pipe size from 15-inch diameter to 18-inch diameter within a soon to be constructed section of the Poggi Canyon Interceptor within Olympic Parkway in the vicinity





Map Source: Cinti Land Planning



FIGURE 5.13-4

Sewer Plan

Village Six Otay Ranch Development Plan

of East Palomar Street. As shown in Table 5.13-4, thresholds have been established on development until each capital improvement can be completed.

Sewage generated for Village Six is not anticipated to exceed wastewater treatment requirements of the San Diego Regional Water Control Board and would not require the construction of a new sewage treatment facility. The existing disposal system does not have the capacity needed to accommodate all flows from Village Six. With multiple projects being processed, near-term sewage flows may exceed existing capacity for the Poggi Canyon line in advance of the completion of Reach 9B of the Salt Creek Sewer Interceptor. Impacts to the system will be significant.

Level of Significance Prior to Mitigation

The existing sewage disposal system does not have enough capacity to accommodate flows from the Village Six SPA Plan, which would result in a near-term significant impact until upgrades to the system are completed.

Alternative development of 146 single-family homes are anticipated to generate 5,310 fewer gallons of sewage per day than does the proposed high school. The impacts to the sewer system would, however, remain significant and the same mitigation measures would be needed.

Mitigation Measures

- 5.13.3-1 Prior to recording final maps, the City Engineer shall be satisfied that the Poggi Canyon Interceptor has adequate capacity in the interim to handle projected sewage flows. The calculation of existing and anticipated sewage flow has determined that two capital improvement projects are needed to provide capacity for the proposed development. These include the completion of the Salt Creek Interceptor Reach 9B connection to regionally exceed 947 EDUs (Improvement P-1) and increasing the size of the Poggi Canyon line beneath I-805 (Improvement P-2) to regionally exceed 3,770 EDUs.
- 5.13.3-2 Sewer facility improvements shall be financed or installed on- and off-site in accordance with the fees and phasing in the approved Public Facilities Financing Plan.

Level of Significance After Mitigation

Implementation of the above mitigation measures would reduce impacts to sewer services below a level of significance.

5.13.4 Integrated Waste Management

Existing Conditions

The Integrated Waste Management Act of 1989, enacted by Assembly Bill 939, requires each city and county within the state of California to recycle or divert 50 percent (or as much as feasible) of its current waste stream from landfills by the year 2000. The term "integrated waste management" refers to the use of a variety of waste management practices to safely and effectively handle the municipal solid waste stream with the least adverse impact on human health and the environment. The act established the following waste management prioritization:

- Source reduction
- Recycling
- Composting
- Energy recovery
- Landfilling
- Household hazardous waste management

Existing solid waste disposal facilities in the area include the Otay Landfill and several recycling facilities in proximity to the landfill. The Otay Landfill is expected to be in operation until 2028 under current waste generation rates.

Thresholds of Significance

According to Appendix G of the CEQA guidelines, impacts to integrated waste management would be significant if the project:

- Is served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs;
- Fails to comply with federal, state, and local statutes and regulations relating to solid waste;
- Fails to promote waste management techniques that are alternative to landfilling;
- Fails to utilize landfills primarily for wastes that cannot be recycled or processed and for the residual from processing facilities; or
- Fails to cooperate with regional programs that identify markets for recyclable goods and solid waste disposal sites to accommodate existing and future needs including disposal of inert materials and special wastes such as sludge and nonhazardous liquids.

Impacts.

The Village Six SPA Plan area would be served by the Otay Landfill, which has adequate capacity to accommodate waste generated by proposed project. Beginning in 1997, the City of Chula Vista implemented a curbside recycling program that reduces the amount of waste reaching the landfill. Participation in the curbside recycling program is mandatory and has helped the City reach the 50 percent solid waste reduction goal established by Assembly Bill 939. Impacts to solid waste facilities are not considered significant.

Level of Significance Prior to Mitigation

No significant waste impacts have been identified. No additional impacts would result if residential dwelling units are constructed in place of the proposed high school.

Mitigation Measures

No mitigation measures are required.

Level of Significance After Mitigation

No significant integrated waste management impacts were identified as part of this SEIR.

5.13.5 Law Enforcement

Existing Conditions

Police protection for the Otay Ranch area is provided by the Chula Vista Police Department, located at 276 Fourth Avenue in Chula Vista. Currently, they maintain a staff of 225 sworn police officers and 83 civilian/support personnel. For the fiscal year 1997/1998, the citywide ratio of sworn officers per 1,000 residents was 1.17. The project area is within Patrol Beat 24, which is served by one patrol car 24 hours a day. However, officers respond to calls citywide and the beat strength does not include traffic units, school resource officers, roving patrol officers, patrol sergeants, and investigative division units who would service Village Six as needed.

The Chula Vista Police Department response times are guided by the Growth Management Oversight Commission's Quality of Life Threshold Standards (Ordinance No. 2448). These standards are used to determine whether there are adequate facilities, staff, and equipment to provide police protection throughout the city of Chula Vista. For emergency response, police units must respond to 84 percent of Priority One emergency calls within seven minutes and maintain an average response time of 4.5 minutes or less. Priority One calls include felony crimes in progress, life-threatening situations, and injury to property. For Priority Two Urgent calls, the police units must respond to 62 percent of the calls within seven minutes

with an average response time to all Priority Two calls within seven minutes or less. Priority Two calls include misdemeanor crimes in progress, non-life-threatening situations, possible injury to property, and emergency public services such as traffic signal failure. The GMOC 1999 Annual Report concluded that the Chula Vista Police Department is not meeting the threshold standard for Priority One and Priority Two calls.

The GMOC 1999 Annual Report reported that the Police Department responded to 70.9 percent of Priority One emergency calls within 7 minutes as opposed to the 84 percent response required by the threshold standard. The average Priority One call response time was 5:50 minutes compared to the 4:30-minute threshold time. The Police Department responded to 45.8 percent of Priority Two urgent calls within seven minutes compared to the 62 percent response required by the threshold. The average Priority Two call response time was 9:35 minutes compared to the 7:00-minute threshold time. Additionally, eastern areas of the city are characterized by longer response times than in the west due to factors such as greater distances, terrain, street configuration, and officers' lack of familiarity with new developments.

The Police Department reports that the "staffing deficit in the Patrol division has been, by far, the most significant factor in the decline in response rate times" (Report on Police Threshold Performance 1990-1999, April 2000). To address this shortcoming, the Police Department adopted a Strategic Plan in 1999 that included a staffing model, a program for "advance hires," and a more effective deployment configuration. An output of the staffing model identified the need for 16 new patrol officers that was subsequently approved by the City Council in December 1999. The Police Department has since obtained a Universal Hire Grant in the amount of \$1.1 million to hire 15 new officers, who are currently being recruited and trained.

Thresholds of Significance

According to the Otay Ranch GDP (Past II, Chapter 5, Section E, Subsection 6.c), the proposed project would have a significant impact on police services if it:

- Exceeds threshold standards, such as the ability to respond to Priority One emergency
 calls throughout the city within 7 minutes in 84 percent of the cases and maintain an
 average response time to all Priority One calls of 4.5 minutes or less.
- Exceeds threshold standards to respond to Priority Two urgent calls, throughout the city within 7 minutes in 62 percent of cases, and maintain an average response time to all Priority Two calls of 7 minutes or less.

Impacts

Impacts to provision of law enforcement services is considered significant. The Police Department is not currently meeting the threshold standards for either Priority One or Priority Two calls. Development of Village Six would result in an incremental increase in calls for police service. Given the location of the project, officers would be required to travel additional distances to respond to calls for service. Increased travel time lengthens response time.

Development of the proposed project would require eight law enforcement officers as well as the addition of 1,636 square feet of police facilities to house the additional officers. A new facility is planned at Fourth and F streets in the city to Chula Vista to meet the law enforcement needs created by increased demand from new development in the region, including the proposed project. Adherence to police protection standards would be necessary to ensure that adequate levels of service are maintained.

Level of Significance Prior to Mitigation

Development of the Village Six SPA Plan would result in a significant impact to law enforcement because of the predicted increase in calls for service and the additional travel time required to answer these calls.

Mitigation Measures

5.13.5-1 Significant impacts to police services shall be addressed on a citywide level through the payment of public facility fees. The proposed PFFP describes public facilities fees for police services based on equivalent dwelling units by development phase. The applicant shall pay the public facilities fees at the rate in effect at the time building permits are issued.

Level of Significance After Mitigation

Project-related impacts to police protection would be reduced below a level of significance with implementation of the above mitigation measure.

5.13.6 Fire Protection and Emergency Medical Services

Existing Conditions

The project area is within the service boundaries of the Chula Vista Fire Department. The Fire Department follows the Growth Management Oversight Committee Quality of Life Threshold Standards for fire protection established by the City of Chula Vista. Fire stations are positioned throughout the city to satisfy the service levels established by these threshold

standards. The threshold standards require properly equipped and staffed fire and medical units to respond to calls citywide within seven minutes for 85 percent of the cases.

The Fire Station Master Plan (City of Chula Vista 1997) evaluates the planning area's fire coverage needs and recommends a nine-station network at General Plan buildout to maintain compliance with the threshold standard. Currently, the city is served by six fire stations within the city limits, plus an additional station located in the Bonita-Sunnyside Fire Protection District. The Chula Vista Fire Department employs 85 people (firefighters and administrative staff) and operates six engine companies and one ladder company with six engines, one truck, and one brush rig. Fire Station No. 4, located at 850 Paseo Ranchero, and Interim Fire Station No. 6, located at 975 Lane Avenue in EastLake Business Park, serve the Otay Ranch community, including the project area. According to the Fire Station Master Plan, Fire Station No. 6 will be relocated to the corner of Otay Lakes Road and the proposed entrance to EastLake Woods between 2002-2003 and Fire Station No. 8 is proposed for construction in the Salt Creek/Rolling Hills Ranch service area.

During the 2000 calendar year reporting period, the Fire Department responded to 79 percent of emergency calls within seven minutes, compared with the 85 percent requirement in the threshold standard. Thus, the Fire Department currently fails to meet the threshold standards established for response time.

Emergency medical services to the Village Six SPA Plan area are currently provided by American Medical Services, which provides contract emergency medical services for the city of Chula Vista. There are two American Medical stations that provide paramedics with emergency medical training to the city of Chula Vista exclusively.

Thresholds of Significance

According to the Otay Ranch GDP (Past II, Chapter 5, Section E, Subsection 4.b), the proposed project would have a significant impact on fire protection services if it:

Reduces the ability to respond to calls throughout the City within seven minutes in 85
percent of the cases.

Impacts

Until such time that adequate facilities are constructed to serve Village Six, impacts to the provision of fire protection services are considered significant. The Chula Vista Fire Department currently exceeds the threshold standards established for response time. Increased response time is attributable, in part, to increased travel time, which results from responding to freeway incidents; the lower density, hilly terrain; and the more circuitous non-grid nature of many streets in new residential developments in eastern Chula Vista.

According to the Fire Station Master Plan, a nine-station network at General Plan buildout is needed to maintain compliance with the threshold standard.

Project implementation would increase the demand for fire services because land use is changing from vacant land to commercial, residential, school, park, and CPF uses. The Fire Department would not be able to respond to calls from the project area or the overall Otay Ranch urban community within seven minutes in 85 percent of the cases from the existing facilities. The Otay Ranch GDP plans for the location of fire stations in Otay Ranch Villages Two and Nine of the Otay Valley parcel and within Village Thirteen of the Proctor Valley parcel. Fire Station No. 7 in Village Two is expected to be operational by July 2003 (prior to first occupancy of Village Six) and is anticipated to achieve acceptable response times for the project area. Fire facilities are not planned within the Village Six SPA Plan area.

Level of Significance Prior to Mitigation

The Chula Vista Fire Department does not currently meet the threshold standard for response time for the City, including the Otay Ranch community. However, as population growth in the service area warrants, fire stations would be constructed within Villages Two and Nine of the Otay Valley parcel and within Village Thirteen of the Proctor Valley parcel. These stations would help ensure adequate service within the requirements of the GMOC threshold standards. Impacts to fire and emergency medical services would be significant if construction of these facilities does not coincide with the project's anticipated population growth and increased demand for services.

Mitigation Measures

- 5.13.6-1 Fire service facilities shall be financed or provided in accordance with the fees and phasing in the approved PFFP for the Village Six SPA Plan.
- 5.13.6-2 The City shall continue to monitor Fire Department responses to emergency fire and medical calls and report the results to the Growth Management Oversight Committee on an annual basis.

Level of Significance After Mitigation

Implementation of the above mitigation measures as well as development impact fees would reduce the impacts to fire and emergency medical services below a level of significance.

5.13.7 Schools

Existing Conditions

The Program EIR concluded that implementation of the Otay Ranch GDP would result in a significant impact because the Otay Ranch student population would generate the need for additional school facilities and services.

The Chula Vista Elementary School District serves the Village Six SPA Plan area for grades kindergarten through sixth grade (K-6) students and the Sweetwater Union High School District serves the area middle school (grades 7-8) students and high school (grades 9-12) students.

Thresholds of Significance

According to Appendix G of the CEQA guidelines, the proposed project would have a significant impact on educational facilities if it:

- Results in a residential population that exceeds the capacity of existing or planned schools; or
- Results in the need for new, altered, or expanded school services.

According to Otay Ranch GDP, impacts would be significant if the proposed project locates schools:

- In areas where disturbing factors such as traffic hazards, airports, or other incompatible land uses are present;
- In areas where they are not integrated into the system of alternative transportation corridors, such as bike lanes, riding and hiking trails, and mass transit;
- Where private elementary and secondary schools are not spaced far enough from public schools and each other to prevent an overconcentration of school impacts;
- Without at least 10 usable acres for an elementary school;
- Without a central location to residential development;
- Adjacent to a street or road which cannot safely accommodate bike, foot, and vehicular traffic;
- In areas not adjacent to parks, thereby discouraging joint field and recreation facility uses;
- At an unsafe distance (as required by law) from contaminants or toxins in the soil or groundwater from landfills, fuel tanks, agricultural areas, power lines, utility easements, and so on; or

Inside of floodplains; on unstable soils; or near fault lines.

Impacts

Project implementation would have a significant impact on schools. The estimate of the number of students to be generated by the proposed project upon buildout was based on the current student generation factors used by each of the school districts.. The proposed project is expected to generate approximately 1,366.4 students between elementary, middle school, and high school grades (Table 5.13-6).

TABLE 5.13-6 STUDENT GENERATION RATES FOR VILLAGE SIX SPA PLAN

Grade	Generation Rate	Dwelling Units	Total Students Generated
K-6	0.335	2,086	698.8
7-8	0.11	2,086	229.5
9-12	0.21	2,086	438.1
Total Students Generated			1,366.4

SOURCE: Chula Vista Elementary School District; Sweetwater Union High School District.

According to the adopted Otay Ranch GDP School Facility Implementation Plan, schools are planned to be constructed at the time that 50 percent of the projected students reside in the community. The Chula Vista Elementary School District and Sweetwater Union High School District can require a school be constructed prior to this if the district exceeds its capacity. The Otay Ranch GDP designates a 10.6-acre elementary school site (10 acres net) in the village core of the Village Six SPA Plan area, adjacent to the proposed park site. The central location of the school would give students living in the project area the option of walking to school. The middle school students would be served by existing facilities in Rancho del Rey, approximately two miles north of the Village Six SPA area, until a middle school is constructed in Village Seven. It is anticipated that EastLake High School will serve Village Six in the near term.

The current capacity for EastLake High School is 2,424 students, with a current enrollment of 2,235 students. EastLake High School is approximately 189 students below capacity. Prior to construction of the proposed high school in Village Two, EastLake High School would be able to absorb Village Six high school students. By 2002, phase one of a new high school would be built in Village Two before the first phase of Village Six is constructed. The high school development site is scheduled construction in the SPA Plan for the Third Western Phase and has already been graded. Additionally, another high school site is

proposed for Village Seven, or alternatively for Village Eight. It is anticipated that the planned high schools within Otay Ranch would be able to accommodate the approximate 484 high school students generated by Village Six SPA.

The proposed private high school may serve students from the project area, thereby reducing impacts to the public high school(s). The private high school site is located approximately 0.25 mile from the elementary school, which provides adequate separation to prevent a concentration of school-related impacts.

Level of Significance Prior to Mitigation

Project implementation would result in a significant impact to schools unless construction of facilities coincide with student generation and associated service demands.

The addition of 146 single-family homes in Neighborhood R-11/S-2 would generate more students and require greater educational capacity. The impacts to schools would still be significant and require the same mitigation measure.

Mitigation Measures

5.13.7-1 The applicant shall be required to pay all required school mitigation fees.

Level of Significance After Mitigation

With implementation of the above mitigation, project impacts to educational facilities and services would be less than significant.

5.13.8 Library Service

Existing Conditions

The Program EIR concluded that implementation of the Otay Ranch GDP would result in a significant impact because growth in the Otay Ranch population would generate the need for additional library facilities. Mitigation in the Otay Ranch GDP includes adherence to the Library Master Plan, which requires construction of a 36,750-square-foot main library in the Eastern Urban Center or a series of village libraries.

The City of Chula Vista currently provides library and media services for the Otay Ranch area. The City of Chula Vista currently has four library facilities, including the main Chula Vista Public Library, located at 365 F Street. The facility is a two-story, 55,000-square-foot building with circulation of over one million books per year. The main library also has a 152-seat auditorium and two conference rooms and serves as a multi-use facility with limited exhibition space. A branch library, Castle Park/Otay, is located at 1592 Third Avenue and

has 1,720 square feet of leased space. A second branch library facility located in the Woodlawn Park Community Center at 115 Spruce Street is a 508-square-foot room. The City recently built a 35,000-square-foot library facility at Fourth and Orange Avenues.

For the fiscal year dating to June 1999, the City of Chula Vista provided 2.6 books/capita, which is 0.4 book/capita short of the adopted minimum established by the GMOC threshold standards.

Thresholds of Significance

According to the Otay Ranch GDP (Past II, Chapter 5, Section E, Subsection 7.c), impacts to library services and facilities would be significant if the project:

- Fails to meet the threshold standard of 600 gross square feet of library space, adequately equipped and staffed, per 1,000 population;
- Fails to meet the minimum planning guidelines for space requirements and size of collection of library facilities which are outlined in the Pubic Facilities Element of the Chula Vista General Plan (Chapter 3, Section 5.6);
 - (1) library space of 0.5 gross square feet per capita;
 - (2) three books per capita; and
 - (3) one periodical subscription per each 150-200 residents.

Impacts

Impacts to library services are considered significant. The City currently does not meet the 3.0 books/capita criteria established by the Public Facilities Element of the Chula Vista General Plan. Implementation of the Village Six SPA Plan would result in increased demand on existing library services, including a need for a total of 4,161 square feet of library facilities based on the expected project population of 6,279 people. If the housing alternative is developed on neighborhood R-11/S-2 the population is projected to be 6,718 people with a proportional increase in the requirement for library facilities.

The Otay Ranch GDP plans for the construction of an approximately 36,750-square-foot library facility in the Eastern Urban Center or one or more village libraries. However, the proposed library in the Eastern Urban Center is not expected to be completed prior to occupancy of Village Six. Until new library facilities are constructed within Otay Ranch, a potentially significant impact to library services would result, especially considering that the adopted minimum books per capita is currently not met.

Level of Significance Prior to Mitigation

A significant impact would result if construction of new library facilities and provision of additional documents does not coincide with project implementation and associated population growth.

The addition of 146 single-family homes in Neighborhood R-11/S-2 would generate a greater population and would, therefore, require additional library facilities. A population increase of 440 individuals corresponds to an increased library demand of 220 square feet. The impacts to library facilities would still be significant and require the same mitigation measures.

Mitigation Measures

5.13.8-1 Library facilities, supplies, and services shall be financed in accordance with the approved fees and phasing in the PFFP for the Village Six SPA Plan.

Level of Significance After Mitigation

Implementation of the above mitigation would reduce project impacts to library facilities and services below a level of significance.

5.13.9 Parks and Recreation

Existing Conditions

The Program EIR concluded that implementation of the Otay Ranch GDP would result in a significant impact because the project would generate additional demand for regional and local parkland. As required in the GDP, a conceptual master plan for the Village Six neighborhood park will be prepared.

The Chula Vista General Plan and the Eastern Territories Area Plan include a total of six community parks connected by an open space and trail system that extends throughout the Eastern Territories. From north to south these parks include Bonita Miguel, Salt Creek, EastLake High School, Wolf Canyon, Eastern Urban Center, and Salt Creek South. In addition, community park facilities are being considered within the Otay River Valley Regional Park. The other regional park that would serve the expected population of the project site is Otay Lakes County Park, located at the southern end of Lower Otay Reservoir. New development in the city of Chula Vista is required to provide public parkland, improved to City standards and dedicated to the City.

Thresholds of Significance

According to Appendix G of the CEQA guidelines, the proposed project would have a significant impact on park and recreational facilities if it:

- Results in a residential population that exceeds the capacity of existing or planned park and recreation facilities;
- Does not conform to the park dedication standard of three acres of neighborhood and community parkland per 1,000 residents;
- Is inconsistent with the goals and policies of the General Plan and other adopted plans addressing parks, trails, and other recreational amenities; or
- Does not provide 15 acres of regional park and open space per 1,000 Otay Ranch residents.

Impacts

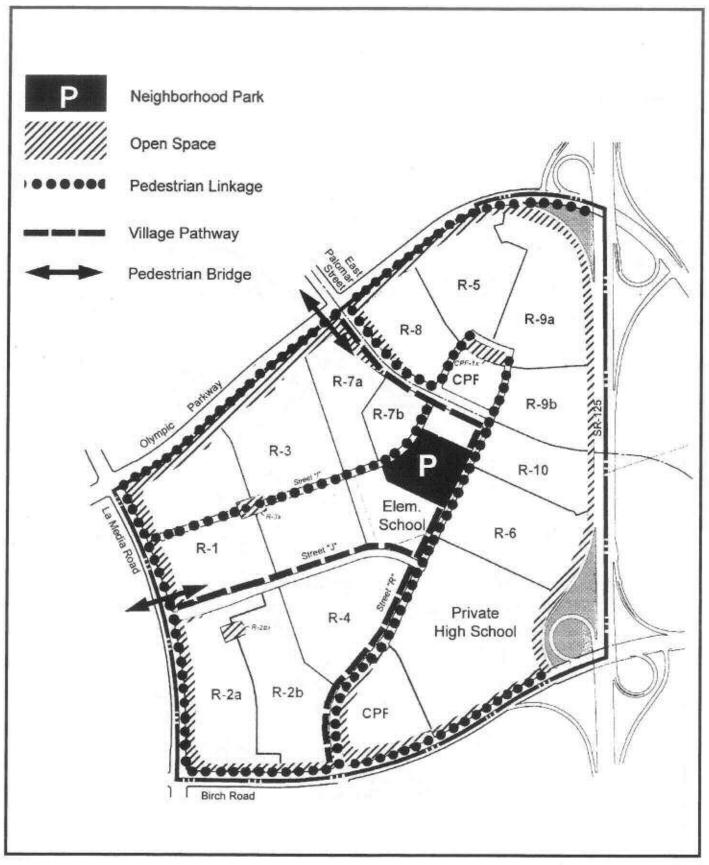
If the high school is built, the required park contribution would be 17.4 acres. If the additional 146 homes were developed on the site rather than the high school, there would be projected population for Village Six of 6,279 and a required park contribution of 18.8 acres.

To satisfy this requirement, a 7.6-gross-acre neighborhood park (7.0 acre net) is planned in the village core adjacent to the elementary school site (Figure 5.13-5). The remainder of the parkland requirement would be provided with funding and phasing of community parks as satisfied through the dedication of off-site park land or fees per the Director of Parks and Recreation and as identified in the PFFP. The rRegional parks requirements would be met through fair-share contribution to the funding for regional park acquisition and facilities development, or satisfied through the dedication of off-site park land per the Director of Parks and Recreation.

To comply with the guidelines of the GDP, the Village Six SPA Plan includes creation of a trail system with two types of trails to allow for safe movement of both pedestrian and mobile uses, such as bicycles, in-line skates, and skateboards (Figure 5.13-6).

Level of Significance Prior to Mitigation

Project implementation would generate increased demand for parks and recreation facilities. A significant impact could result if dedication of parkland and construction of new facilities does not coincide with project implementation and project population growth. Construction of single-family dwelling units instead of the proposed high school would not create any additional significant impacts to parks and recreation.



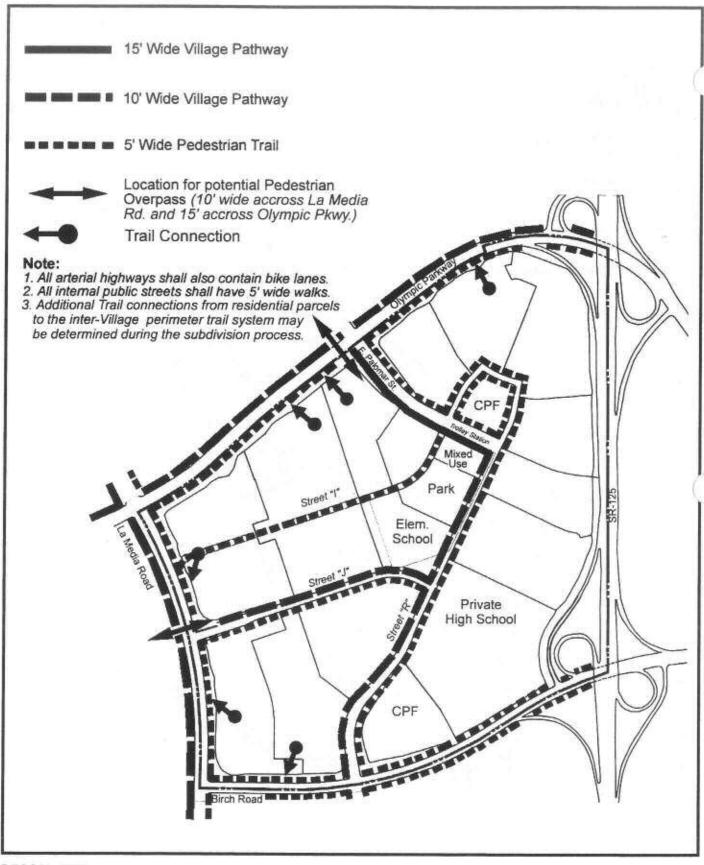


Map Source: Cinti Land Planning



FIGURE 5.13-5

Parks and Open Space Village Six Otay Ranch Development Plan





Map Source: Cinti Land Planning



FIGURE 5.13-6

Trails Plan Village Six Otay Ranch Development Plan The addition of 146 single-family homes in Neighborhood R-11/S-2 would generate a greater population and would, therefore, require additional parkland. A population increase of 440 individuals corresponds to an increased park demand of 1.3 acres. The impacts to parks would still be significant and require the same mitigation measures.

Mitigation Measures

5.13.9-1 Neighborhood parks shall be financed and constructed on-site in accordance with the fees and phasing approved in the PFFP for the Village Six SPA Plan.

Level of Significance After Mitigation

Implementation of the above mitigation would reduce the impacts to parks and recreation facilities below a level of significance.

5.14 Hazards/Risk of Upset

5.14.1 Existing Conditions

Historically, the project site was used for dry farming, as well as cattle and sheep grazing. The initial crop production was restricted to hay and grains due to limited water availability. With increased availability of water, cultivation of tomatoes and truck farming were introduced. Pesticides were used on irrigated portions of the Otay Valley parcel after 1950. A hazardous waste site assessment was conducted as part of Otay Ranch Program EIR. The assessment concluded that random soil samples in areas ". . . associated with former irrigated farming showed low levels of residual pesticides [in] concentrations that do not exceed hazardous waste standards." There are no known areas within the Village Six SPA Plan boundaries that potentially contain hazardous wastes or soil contamination that exceed the state or federally regulatory threshold levels.

The Otay Ranch Program EIR identified surrounding land uses that could potentially create risk of upset concerns for the Otay Valley parcel. The potential sources are the former Otay Ranch Farm Complex, the Otay Landfill, Brown Field, and Rock Mountain Quarry. The Otay Ranch Farm Complex was the operations center for the ranch. The ranch operators historically stored hazardous materials at this facility. The Otay Landfill was the former site of a hazardous waste reprocessing operation and still provides solid wastes disposal services. Brown Field historically maintained numerous storage tanks and a bombing range. The Rock Mountain Quarry operation represents a potential source of contamination from waste oil, fuel spillage, residual blasting chemical, and air emissions. The former Otay Ranch Farm Complex operation is located downstream approximately 300 feet west of the Village Six SPA Plan boundary. None of the other identified potential sources for hazardous materials or risk of upset are located in the vicinity of the Village Six SPA Plan property.

5.14.2 Thresholds of Significance

According to the CEQA Guidelines, Appendix G, impacts from hazards and hazardous materials would be significant if the proposed project:

- Creates a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials;
- Creates a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment;
- Emits hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school;

- Is located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, a significant hazard to the public or the environment would be created;
- Is located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport and would result in a safety hazard for people residing or working in the project area;
- Is located within the vicinity of a private airstrip and would result in a safety hazard for people residing or working in the project area;
- Impairs implementation of or physically interferes with an adopted emergency response plan or emergency evacuation plan;
- Exposes people or structures to a significant risk or loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas.

5.14.3 Impacts

No contaminated soils above state and federal threshold levels or hazardous materials are known to exist within the Village Six SPA boundaries. The land uses associated with the Village Six SPA Plan would not involve the use, storage, or transport of hazardous materials typically associated with manufacturing or industrial land uses. The proposed residential, park, CPFs, commercial/retail sales, public school, and open space uses are not anticipated to use hazardous materials that would result in the creation of a public health hazard. The proposed project would use industry standard construction materials and methods. These materials and methods are closely monitored and controlled by state and federal agencies including the U.S. Environmental Protection Agency and the California Division of Occupational Safety and Health.

The project places residential units and schools near major arterial roads that have the potential to have trucks carrying hazardous materials. There is a potential for accidental spills at or near the project boundary at SR-125, La Media Road, Birch Road, and Olympic Parkway. Accidental spills in these areas would create a potentially significant impact.

The nearest airport is Brown Field, which is approximately three miles to the south of the project site. The site does not lie on either the runway approach or the departure paths for this airport. Operation of Brown Field Airport would not result in any significant impacts to the Village Six project.

The risk for wildfire is very low, as the project site and neighboring property will primarily be graded when developed. Prior to development, neighboring land uses will be grazed or under agricultural use, thereby limiting vegetation and wildfire potential. There is no significant impact anticipated as a result of wildfire.

The Otay Ranch Farm Complex was located approximately 300 feet from the proposed Village Six SPA Plan area. However, contaminants are not anticipated beyond the boundaries of the property on which the Otay Ranch Farm Complex operations were centered. There is no significant impact anticipated from the location of the Otay Ranch Farm Complex.

Villages Two West and Three, located on the western edge of the Otay Valley parcel, include planned industrial land uses. In addition to industrial land use, the Program EIR identified that there could be risks from future Otay Ranch development where are developed. Planning Area 12 and the proposed University sites are anticipated to include a variety of research facilities, university laboratories, and major retail centers.

These uses could involve hazardous materials. These materials would be transported on the future regional circulation system. Because of this, there is a minor potential for traffic accidents to occur in the project area involving hazardous materials. The use, transport, storage, and disposal of hazardous materials would be conducted in compliance with the relevant regulations of federal, state, and local agencies, including the Environmental Protection Agency, Department of Health Services, and Caltrans. Due to the low probability of an uncontrolled spill, impacts are anticipated to be less than significant.

5.14.4 Level of Significance Prior to Mitigation

Potentially significant impacts related to the transport of hazardous materials could result from implementation of the Village Six SPA Plan.

5.14.5 Mitigation Measures

5.14-1 The use, transport, storage, and disposal of hazardous materials shall be conducted in compliance with the relevant regulations of federal, state, and local agencies, including the EPA, California Department of Heath Services (DHS), and California Department of Transportation.

5.14.6 Level of Significance After Mitigation

Mitigation measure 5.14-1 would reduce the impact to a level less than significant.

6.0 CUMULATIVE IMPACTS

Section 15130 of the State CEQA Guidelines requires that an EIR address cumulative impacts when the incremental effect of a project would be cumulatively significant. The basis for the analysis of cumulative impacts is dependent on the nature of the issue.

An EIR must discuss cumulative impacts when they are significant and the project's incremental contribution is cumulatively considerable [CEQA Guidelines, Section 15130(a)]. If the combination of the project's incremental effect and the related effects from other projects is not significant, the EIR should briefly explain why the cumulative effect is not significant [CEQA Guidelines, Section 15130(a)(2)]. "Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects (CEQA Statutes Section 21083).

A project's contribution to an existing significantly impacted area may not be significant if the individual contribution is determined to be incremental and the impacts being considered would be essentially the same (*de minimus*) with or without implementation. An EIR need not discuss significant cumulative impacts in as great detail as is provided for project impacts alone [CEQA Guidelines, Section 15130(b)]. The discussion should be guided by standards of practicality and reasonableness [CEQA Guidelines, Section 15130(b)].

The GDP Program EIR provided a comprehensive examination of the cumulative impacts associated with buildout of the entire Otay Ranch in conjunction with other related projects. The buildout assumptions for the related projects included developments consisting of residential, industrial, office, rock quarry, airport, highway, and resort hotel. Assumptions included development of 13,935 acres over a total area of 30,434 acres. A total of 41,609 dwelling units, 1,269 lots, and 976 rooms in the southern San Diego County region were included in the evaluation. The cumulative findings from the Program EIR are summarized for each cumulative impact associated with buildout of the Village Six SPA Plan. The potentially significant cumulative impacts associated with the proposed project are land use, planning and zoning, paleontological resources, cultural resources, landform alteration/aesthetics, biological resources, agricultural resources, water resources and water quality, transportation, circulation and access, public services and utilities, and hazards/risk of upset.

Under CEQA Guidelines Sections 15130(a)(1), (2), (3), the discussion of cumulative impacts is to be based on either:

 (A) A list of past, present, and probable projects producing related or cumulative impacts, including those projects outside the control of the agency, or (B) A summary of projects contained in an adopted general plan or related planning document that is designed to evaluate regional or areawide conditions. Any such planning document shall be referenced and made available to the public at a location specified by the Lead Agency.

The cumulative analysis is required to include a summary of expected environmental effects and a reasonable analysis of the cumulative impacts of the relevant projects, references for additional information on individual projects, and reasonable options for avoiding or mitigating any significant cumulative effects of a proposed project. The following analysis of cumulative impacts is based on a list of specific projects as well as regional plans. Other cumulative impacts are based on a list of implemented, concurrently processing, and future projects in and around the Otay Ranch (Table 6-1 and Figure 6-1).

6.1 Cumulative Effects Considered Significant

6.1.1 Land Use, Planning, and Zoning

The proposed Village Six SPA Plan, in conjunction with buildout of the Otay Ranch and other surrounding properties, would contribute to the conversion of over 30,000 acres of vacant land to urban uses. The overall loss of open space associated with the conversion would have a significant cumulative land use impact. In adopting the Findings of Fact to approve the Otay Ranch GDP, the City Council found that there are no feasible measures that would mitigate the impact below a level of significance. A Statement of Overriding Considerations was adopted. The City Council determined that the cumulative land use impact was acceptable because of the specific overriding considerations.

6.1.2 Landform and Visual Aesthetics

Development of the proposed Village Six SPA Plan would contribute to a change in the visual quality of the region. The visual quality would be affected by the change in character from a rural to an urban setting and overall landform alteration. Impacts to the nighttime visual setting would also occur from the cumulative addition of lights as Otay Ranch and surrounding proposed projects are implemented. Application of the mitigation measures contained in the Program EIR 90-01 to all of Otay Ranch and surrounding projects would reduce the cumulative effect of night lighting to below a level of significance.

The Village Six SPA Plan, Conceptual Tentative Maps, and the proposed church and private high school site plan outline grading in conformance with the Otay Ranch goal for preserving 83 percent of the steep slopes. Implementation of the mitigation measures described in the GDP Program EIR and Section 5.2 of this report would further reduce Village Six's incremental contribution to the significant cumulative impact.

TABLE 6-1 CUMULATIVE PROJECTS

Project Name	Land Use	Status	Dwelling Units
Terra Nova	Planned Community	Completed	529 single-family
			739 multi-family
			Includes: church, elementary school neighborhood park, and community commercial uses, open space
Rancho Del Rey I, II	Planned Community	Completed	2,535 single-family
			148 multi-family
			Includes: community and other commercial, neighborhood park, community purpose facility, 20-acre jr. high, middle school
Rancho Del Rey III	Planned Community	Developing	2,512 single-family
			298 multi-family
			Includes: neighborhood park, 108- acre open space preserve and 26- acre jr. high/middle school
Sunbow SPA Plan	Planned Community	Developing	1,382 single-family
			1,073 multi-family
			Includes: neighborhood park, elementary school, community commercial, industrial park, veterans home, 28-acre hospital, and 176-acre open space
Bonita Long Canyon	Planned Community	Developed	341 single-family
			153 multi-family (future phase)
			Includes: 43-acre open space preserve, 47-acre senior high school, neighborhood commercial uses
Bonita Meadows	Subdivision	Planned	300 single-family
San Miguel Ranch	Planned Community	Planned	1,394 low, low-medium, medium, and medium-high density residential units.
			Includes: commercial and industrial uses, and 50 acres for SR-125.
EastLake III GDP/ Olympic Training Center	Planned Community	Developing/ Completed	300 multi-family units/150-acre Olympic training center.
			Includes: neighborhood commercial, commercial tourist, community purpose facility, and possible public/quasi-public use

TABLE 6-1 CUMULATIVE PROJECTS (continued)

Project Name	Land Use	Status	Dwelling Units
EastLake I and	Industrial Park	Developing	130 acres industrial park
Business Park			55 acres light industrial
			Includes: low rise office, neighborhood park, fire or police station
EastLake	Planned	Planned	2,061 single-family
Woods/Vistas	Community		Includes: commercial tourist, commercial retail uses, schools, park and recreation areas and a fire station site.
EastLake Trails/	Planned	Developing	2,788 single-family
Greens	Community		2,100 multi-family
			Includes: Senior high school, 2 elementary schools, 158-acre golf course/clubhouse, community commercial, freeway commercial, 2 neighborhood parks, low rise office, church, community purpose facility, and private park
Salt Creek I	Subdivision	Completed	163 single-family
			337 multi-family
Rolling Hills Ranch	Planned Community	Developing	2,099 single-family
			284 multi-family
			Includes: community purpose facility, 2 elementary schools, a fire/police station, and 20-acre community park.
College Estates	Planned Community	Completed	949
Southwestern College Estates	Planned Community	Completed	599
Salt Creek Interceptor and Wolf Canyon Trunk Sewer	Sewer	Under Review	N/A
Telegraph Canyon Estates	Planned Community	Developing	344 single-family units
Vista Mother Miguel	Planned Community	Under Review	40 single-family units
SR-125	Transportation Corridor	Under Review	Toll road/freeway

SOURCE: City of Chula Vista 2001.

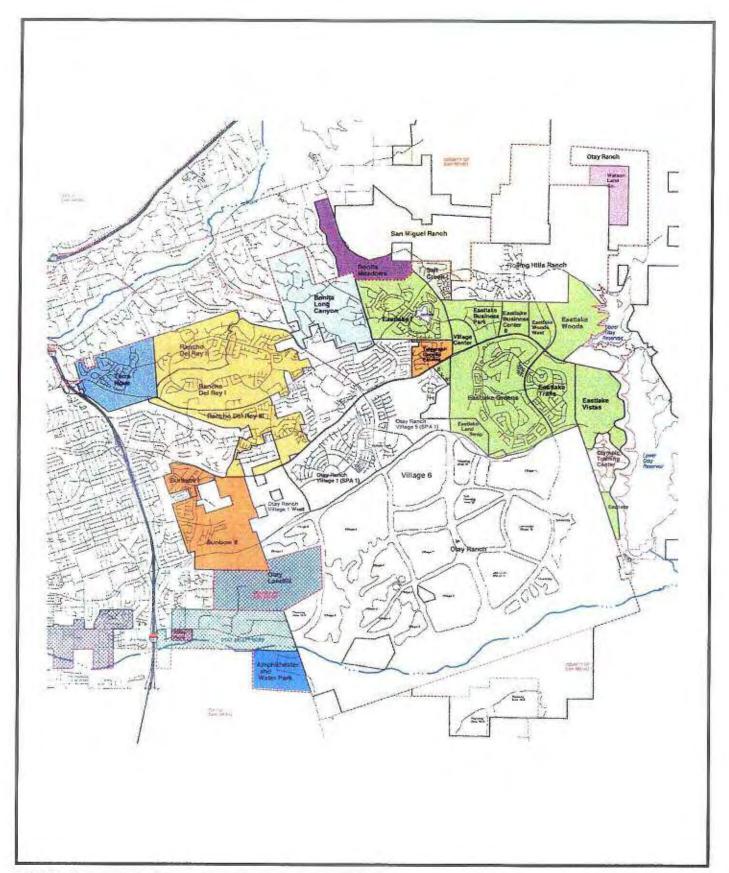






FIGURE 6-1

Major Projects in Vicinity of Village Six SPA Village Six Otay Ranch Development Plan Cumulative visual impacts related to the change in visual character for the Otay Ranch and other major projects in the region would remain significant. No mitigation has been identified for the Village Six SPA Plan to reduce this impact, and therefore, the Village Six SPA Plan would result in significant cumulative impacts related to a change in the visual character of the Village Six Project Area that cannot be fully mitigated.

6.1.3 Biological Resources

The project site is composed of agricultural land and non-native grassland. No sensitive plants or vegetation communities exist on the project site. No federal or state listed animals occur on the project site; however, sensitive raptor species have been observed foraging on the site. Both burrowing owls and the northern harrier have potentially used the site for nesting. The original Program EIR for the Otay Ranch took into account the cumulative effects on raptor foraging and nesting within the Otay Ranch as part of the overall cumulative impacts on biological resources. A CEQA Finding of Overriding Considerations was made for the Otay Ranch, that the cumulative impact to sensitive biological resources, including raptor foraging and nesting areas, was acceptable because of the overall benefit of the implementation of the project. No new impacts to biological resources not previously analyzed in the original Otay Ranch Program EIR would occur due to implementation of the Village Six SPA Plan.

6.1.4 Cultural Resources

There are over 450 recorded locations of cultural resources within the cumulative impact projects region. The loss of these cultural resources and potentially unidentified sites would continue with development. The Village Six SPA Plan area contains at least eight cultural resource sites that would be impacted during construction activities. Measures outlined in the discussion of cultural resources above mitigate impacts associated with the approval of the Village Six SPA Plan.

The Otay Ranch Program EIR made a Finding of Overriding Considerations, whereby the benefits of the Otay Ranch project outweigh the significant cumulative impacts to cultural resources. No new cumulative impacts beyond those previously analyzed in the original Program EIR would occur from implementation of the project. However, because of the continuing depletion of the archaeological record through general development, cumulative impacts to cultural resources would remain significant and unmitigated.

6.1.5 Paleontological Resources

Discovery and recovery of significant paleontological resources have occurred on levelopments within Otay Ranch, EastLake, Rancho Del Rey, and other planned mmunities in Chula Vista. Cumulative buildout would result in an increased probability of urbance to paleontological resources, causing potentially significant cumulative impacts. A positive effect of development is the potential discovery of significant fossils during the monitoring for project brushing and grading. These fossil resources would otherwise go undiscovered. These discoveries contribute important scientific information about southwestern San Diego County natural history. Implementation of mitigation measures similar to those proposed in the Otay Ranch Program EIR for all developments within the cumulative impact area would mitigate cumulative impacts to below a level of significance.

6.1.6 Agricultural Resources

Cumulative development of Otay Ranch and surrounding properties would result in the permanent loss or impairment to lands suitable and historically used for production of coastal-dependent crops. Although the area is not currently used for this type of agricultural production, the region represents an agricultural resource because of its coastal climatic conditions. The cumulative commitment of agricultural land to urban uses would be irreversible. Mitigation measures identified in the Otay Ranch Program EIR and adopted GDP Findings of Fact would mitigate cumulative impacts to the extent feasible. However, the cumulative impacts to agricultural resources would not be mitigated to a level below significant.

6.1.7 Water Resources and Water Quality

Cumulatively, the recently developed and proposed communities would involve the creation of substantial areas of new impervious surfaces. These additional impervious surfaces would reduce the amount of infiltration of storm water. A decrease in potential recharge to the groundwater basin and an increase the runoff would result. Urban activities, including but not limited to construction, would add contaminated materials to this increased quantity of surface water runoff. The surface water quality, particularly in the Otay River, Poggi Canyon, and Telegraph Canyon drainage basins, would be affected. The increase in runoff and decrease in water quality would have a significant cumulative impact on these drainage basins. The mitigation measures to be incorporated into each project's final design plans based on the surface water modeling would reduce the potential cumulative impacts to a level below significance.

6.1.8 Transportation, Circulation, and Access

The Series 9 modeling for the Otay Ranch adopted GDP buildout, in conjunction with other anticipated regional projects, shows that overall the forecasted traffic volumes would be approximately 12 percent lower than the traffic volumes as forecasted in the Otay Ranch Program EIR. This includes the 32,780 ADT to be generated by the proposed Village Six SPA Plan. Regardless of the forecasted decrease in buildout traffic impacts, the improvements to provide capacity at buildout would require major costs and funding in addition to the project's contribution of transportation DIF fees. The construction of SR-125 and the widening of I-805 would be needed as a part of these improvements.

The level of cumulative traffic impacts during interim years would vary with the year and the status of SR-125. For year 2005 and earlier forecasts, with and without SR-125, roadways and intersections have been addressed under Section 5.10. The effects of the Village Six SPA Plan have been addressed as near-term impacts that would require project mitigation measures in the same manner as project impacts to the existing circulation system.

Street improvements have been made conditions of approval for Village Six, and other Otay Ranch villages as well as other off-site communities, and would be phased with development through adopted PFFPs. Cumulative impacts associated with streets listed in the mitigation section of the Second Tier EIR would be reduced to a level below significance.

The analysis contained in Section 5.10 found that cumulative impacts on I-805 would remain significant and unmitigated. All required improvements to SR-125 and I-805 are the responsibility of Caltrans and SANDAG.

6.1.9 Air Quality

The analysis of air quality impacts contained in Section 5.11 and Appendix G included an analysis of cumulative impacts to air quality and found that the cumulative impacts related to long-term mobile emissions would be significant. No mitigation is available to reduce this cumulatively significant impact to less than significant levels.

6.1.10 Noise

The analysis of noise impacts contained in Section 5.12 and Appendix H are based on regional cumulative traffic data from the most recent Series 9 regional growth forecasts. The analysis contained in Section 5.12 is, therefore, inclusive of cumulative effects. Impacts related to noise are determined to be mitigated with the application of measures contained in Section 5.12.6. There are no significant cumulative noise impacts.

6.1.11 Public Services and Utilities

Water

Water supplies in southern California fluctuate with precipitation, climatic conditions, and disputes over water rights from imported sources. Cumulative impacts to water supply associated with ongoing development on a regional scale are anticipated. The additional demand for the Village Six SPA Plan in conjunction with the other proposed and approved projects within the Chula Vista area would be approximately 77.2 mgd. The proposed project plus cumulative development would incrementally increase regional water consumption; however, this increased demand for service has been anticipated and planned for by the City of Chula Vista. The use of reclaimed water for irrigation purposes and the

proposed conservation measures for reducing potable water consumption would reduce water consumption and would result in a less than significant cumulative impact.

Sewer

The combined effect of buildout of the Otay Ranch GDP with other surrounding GDPs would result in a total estimated sewage flow of 35.6 mgd. Additional wastewater transmission and treatment facilities would be necessary to handle this flow level. The cumulative impact is significant. Proposed mitigation requires that each applicant construct or contribute toward the cost of constructing required regional wastewater facilities in proportion to the flows contributed. The provision of regional facilities in conjunction with project-specific improvements would reduce the impacts to below the level of significance.

Integrated Waste Management

Buildout of the southern portion of San Diego County would result in a substantial increase in the generation of solid waste. Landfill capacity in the region is limited. The cumulative impact is potentially significant. All new development within the region would have to comply with the City of Chula Vista and County of San Diego programs and regulations concerning long-term solid waste disposal. An Integrated Waste Management Plan was prepared for the Otay Ranch GDP. The Village Six SPA development, along with other Otay Ranch villages and planning areas, would also be guided by this plan. The waste management program would include curbside recycling, neighborhood recycling/buyback centers, a materials recovery facility, a composting facility, and a household waste collection facility. The cumulative impact could also be reduced by providing additional solid waste facilities and recycling facilities, transporting trash outside the region to less impacted areas, and meeting state-mandated recycling goals. The required PFFP for new developments would establish the fees and phasing associated with contribution toward the cost of construction of any regional facilities. The cumulative impact would be reduced to below the level of significance.

Law Enforcement, Fire Protection, and Emergency Medical Services

The overall population growth would substantially increase demands on law enforcement, fire protection, and emergency medical services. The cumulative impact would be potentially significant. Staffing and new facilities would be required to adequately accommodate the population increase expected at buildout. The required preparation of PFFPs at the time of project application and approved PFFP implementation at the time of development would provide these services incrementally but concurrent with need. With the development of master plans for fire service, law enforcement, and emergency, the cumulative impacts would be reduced to a level below significance.

Schools

The combined new students that would be generated by the residential development proposed in the region would continually require new schools, staff, and supplies be provided through buildout. The cumulative impact on the school districts is potentially significant. As development occurs, school fees or assessments would be paid. Elementary, middlejunior, and high school sites have been designated within specific Otay Ranch villages under the Otay Ranch GDP. Provision of land and financing mechanisms under PFFP requirements, plus the development of a school master plan, would mitigate the cumulative impact on schools to below a level of significance.

Library Services

Population growth in the Village Six SPA Plan region would result in the need for substantial additional library space, books, and staff. The impact would be cumulatively potentially significant. The Otay Ranch GDP provides for the establishment of a "main library" as part of the Eastern Urban Center development. Payments of the development impact fees established for libraries would reduce the cumulative impact to a level of insignificance.

Parks and Recreation

Cumulatively, the proposed and approved projects in the region would place substantial demands on neighborhood, community, and regional parks. The cumulative impacts on local and regional park and recreational facilities would be potentially significant. Regional park and community park financing would be provided through the PFFP requirements. Implementation and design would be addressed through the Village Six Neighborhood Park Conceptual Master Plan. Project-specific neighborhood and community park improvements would be installed as communities in which the parks occur are developed. Village Six would have a community park obligation as it is developed, and would comply with this obligation by the payment of fees or dedication of off-site lands, or some combination as per the Director of Parks and Recreation. The cumulative impacts would be reduced to below the level of significance with the long-term provision of both local and regional parks.

6.1.12 Hazards/Risk of Upset

The potential risk of adverse health effects associated with the use, transport, and storage of hazardous materials and generation of hazardous waste would increase with cumulative buildout. The potential for a significant cumulative impact would be reduced to a level less than significant with the implementation of the mitigation measures identified in the Program EIR and adherence to applicable laws and regulations.

Where land uses associated with an Otay Ranch development would involve the use and transport of hazardous materials, the Program EIR mitigation measures require that the transport of hazardous waste by the applicant, subcontractors, and future businesses on existing and future roadways shall be conducted in accordance with the California Code of Regulations and the Code of Federal Regulations. These regulations identify Department of Transportation approved methods for packaging and containerizing hazardous waste. Department of Transportation approved methods also cover site-appropriate options and procedures relative to the handling and transporting of these wastes.

6.2 <u>Cumulative Effects Considered Not Significant</u>

6.2.1 Geology and Soils

Geologic and soils impacts associated with development of the proposed Village Six SPA Plan are site-specific. These site-specific impacts are not additive with other projects.

6.2.2 Housing and Population

The cumulative development area was initially vacant land. No displacement of existing housing stock has occurred or would occur. The cumulative increase in housing stock would make a variety of dwelling unit types available to accommodate the SANDAG forecasted increase of 41,000 or more people by 2005 within the City. SANDAG's Growth Management Plan incorporates population, housing, and transportation forecasts. Particularly, the forecasts have identified specific projections for the City of Chula Vista. The Growth Management Plan stresses maintaining a prosperous economy, while providing an adequate and equitable transportation system, preserving open space and habitat, increasing the rate of home ownership, and reforming the state-local tax system to assist and sustain all of the above. SANDAG encourages compliance with a transit design that promotes pedestrian access and interconnected public transportation through buses, metro, and trolleys. The cumulative projects in the region, as well as the proposed project, have incorporated mixed-use projects to accommodate the goals and policies as set forth in the Growth Management Plan. Therefore, there will be no significant impacts to housing and population.

7.0 GROWTH INDUCEMENT

A project is defined as growth inducing when it directly or indirectly:

- fosters economic growth, population growth, or the construction of additional housing in the surrounding environment;
- removes obstacles to population growth;
- · taxes public facilities and services; and/or
- encourages or facilitates other activities that could significantly affect the environment, either individually or cumulatively.

Growth inducement is generally dependent on the presence or lack of existing utilities and municipal or public services. The provision of such necessities in a non-serviced area can induce growth between newly serviced areas and the community from which the facilities are obtained. In addition, growth inducement can also be defined as growth that makes it more feasible to increase the density of development in surrounding areas.

The City of Chula Vista's growth management plan calls for directing growth in and around the City in an orderly fashion, to avoid leapfrog development, to protect and preserve the City's amenities, and to guide growth in a general west to east direction. The City of Chula Vista anticipates the development of the Village Six SPA Plan area as part of the Otay Ranch GDP planned community.

The project site and surrounding areas are zoned for future urban growth, and the City's growth management plan is designed to direct area growth in an orderly fashion from west to east. The City of Chula Vista therefore anticipates the development of Village Six as an urban community in an area designated for future urban growth.

The first phase of development of the Otay Valley parcel of Otay Ranch is nearing completion with construction of Villages One and Five. The proposed development of the Village Six SPA Plan is in conformance with the Otay Ranch phasing program. Village Five is adjacent to the north boundary of Village Six and extension of the Otay Valley parcel infrastructure from Village Five to Village Six is a logical progression of services which supports orderly growth and avoids leapfrog development.

8.0 SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES

Section 15126.2(c) requires the evaluation of the uses of nonrenewable resources during the initial and continued phases of a project when a large commitment of such resources makes removal or nonuse thereafter unlikely. Approval of the proposed development for Villages Six SPA Plan and implementing tentative maps would commit these sites to an expanded development area of urban uses including housing, commercial, community services, and public facilities. The proposed project would require commitment of resources associated with construction and long-term operations, including but not limited to lumber and other related forest products; sand, gravel, and concrete; asphalt; petrochemical construction materials; steel, copper, lead, and other metals; water; fuels; and energy. Uses of these resources would represent an incremental effect on the regional consumption of these commodities. Implementation of the proposed Village Six SPA would involve consumption of electricity, which is, in part, derived from nonrenewable sources such as fossil fuels and natural gas, which itself is nonrenewable.

The most notable nonrenewable resources identified by the Otay Ranch GDP and Program EIR are related to biological resources. While implementation of the Otay Ranch Resource Management Plan would adequately compensate for this loss by setting aside comparable biological resources within the planned Otay Ranch Preserve, the net loss of these resources throughout Otay Ranch would be irreversible. The biological resources occurring within the boundaries of the Village Six SPA Plan area are limited and do not represent a large commitment of the Otay Ranch's overall resources to development. Implementation of the Village Six SPA Plan would eliminate agricultural fields used for raptor foraging.

9.0 EFFECTS FOUND NOT TO BE SIGNIFICANT

9,1 Mineral Resources

Mineral resources of economic value on the Otay Ranch property include sand, gravel, crushed rock (known collectively as construction aggregate), and bentonitic clay. These mineral resources are important to the local construction industry for such uses as concrete, fill, road base, and building materials. Bentonitic clay is a highly expansive clay derived from the alteration of volcanic ash and is commonly found within the Otay Formation. Bentonitic clay has been reported to occur as relatively thin, discontinuous deposits within Telegraph, Poggi, and Wolf Canyons.

The mineral resources discussed above do not occur within the Village Six SPA Plan area. Implementation of the proposed project would not result in significant impacts to mineral resources.

9.2 Gas and Electric Service

Gas and electric services are being extended within the grading for Olympic Parkway. Lateral connection to Village Six would be accomplished by undergrounding within the Village Six street network. Installation of gas and electric infrastructure within street grading is consistent with current design plans and would not create impacts beyond the grading required for the road system. The Village Six SPA has been included in regional growth forecasts and energy demand projections, and therefore, energy supply and regional infrastructure needs are anticipated in long-range energy planning. Therefore, no significant impacts due to the increased demand on installation of gas and electric infrastructure and supply to serve the proposed project would occur.

10.0 ALTERNATIVES

In order to fully evaluate proposed projects, CEQA mandates that alternatives be discussed. Section 15126.6 of the State CEQA Guidelines requires the discussion of "a range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project" and the evaluation of the comparative merits of the alternatives. The alternatives discussion is intended to "focus on alternatives to the project or its location which are capable of avoiding or substantially lessening any significant effects of the project," even if these alternatives would impede to some degree the attainment of the project alternatives.

The alternatives considered in this section are (1) No Project Alternative and (2) Reduced Density Alternative. Alternative site locations were considered as part of the analysis for the Otay Ranch GDP and were addressed in the Program EIR.

10.1 No Project Alternative

The No Project/No Development alternative assumes that the area within the Village Six SPA Plan would not be developed. The Village Six property would continue to be used for limited agriculture.

10.1.1 Land Use

The No Project alternative would retain existing agricultural uses on the project. Significant impacts related to the conversion from undeveloped to urban uses would be avoided. Continuation of agricultural operations would not be in conformance with the General Plan and Otay Ranch GDP land use designations or policies for interim agricultural uses.

10.1.2 Landform Alteration/Aesthetics

The No Project alternative would retain the Village Six SPA Plan area in an undeveloped condition. Visual impacts associated with preparing the site for development and extending the urban character and lighting would be eliminated, and approximately 0.6 acre of steep slopes would be preserved. The natural slopes down into Poggi Canyon and the canyon itself have been graded with construction of Olympic Parkway. Portions of the Village Six SPA Plan area along Olympic Parkway have already been modified as borrow sites for construction of Olympic Parkway.

10.1.3 Biological Resources

There would be no significant impacts to biological resources under the No Project alternative. The proposed project represents a significant impact to raptor foraging. The No

Project alternative would avoid this impact. Because the project site has been subject to long-term agricultural impacts, there are no other biological impacts represented by the proposed project. Raptor foraging is the only biological impact avoided by this alternative.

10.1.4 Cultural and Paleontological Resources

Potential impacts to cultural resources and paleontological resources located within the project area would be avoided with this alternative.

10.1.5 Geology and Soils

Because no homes would be constructed, potential geologic impacts related to ground shaking from earthquakes and localized unstable soils conditions would be avoided with the No Project alternative.

10.1.6 Agricultural Resources

Under the No Project alternative, the project area would be available for continued agricultural uses. The conflict between urban and agricultural uses would not be avoided because of neighboring residential uses already approved.

10.1.7 Housing and Population

The No Project alternative would reduce the level of housing available to meet the future (2005) housing stock needs of the City of Chula Vista. The proposed affordable housing units would not be built. The lack of housing concurrent with need would have a potentially significant impact.

10.1.8 Water Resources and Water Quality

The No Project alternative would eliminate the increase in runoff that would be created by development of the Village Six SPA Plan.

10.1.9 Transportation, Circulation, and Access

The projected buildout traffic from the Otay Ranch GDP would be reduced by 32,780 ADT. Of this total volume, 11,060 trips are projected to be internal to the project with the remaining 21,720 ADT removed from the circulation system. The No Project alternative would eliminate the contribution of traffic to area roads and would avoid the significant impacts to the circulation system. Contribution to the regional roadway circulation system represented by the proposed project would not occur.

10.1.10 Air Quality

Significant amounts of air pollution emitted from project vehicle trips, and during project construction activities, would be eliminated under this alternative. There would be air quality effects associated with the continued use of the property for agricultural.

10.1.11 Noise

With the elimination of the proposed housing, there would be no sensitive receivers placed adjacent to SR-125 or other circulation element roadways. As such, there would be no significant noise impacts as a result of the No Project alternative.

10.1.12 Public Services and Utilities

The elimination of development within the project area would lessen the near-future demand for new public services and utilities. There would be a 875,150 gpd reduction in the demand for potable water and 121,644 gpd of recycled water, and 581,692 gpd sewer would not be produced on-site. Because the No Project alternative does not affect the regional demand for housing or impact population growth, these demands will be shifted to other areas in the region.

Those services based on population, such as library, police and fire, and civic facilities, would not be required at this location. As with water and sewer services, these demands would be shifted to other areas of the region.

10.1.13 Hazards/Risk of Upset

Under the No Project alternative, the risk from upset of hazardous materials would be limited. Continued use of the land for agriculture could represent a threat for the deposition of wastes, the potential and extent for such a deposition is speculative.

10.1.14 Project Objectives

None of the project objectives would be achieved by the No Project alternative.

10.2 Reduced Density Alternative

10.2.1 Alternative Description

Under the Reduced Density alternative, the residential intensity of development would be reduced by approximately 29 percent by decreasing the total number of multi- and single-family residential units. The Reduced Density alternative would retain the high school and the church and reduce both the single-family and multi-family densities. It retains the

elementary school, public park, open space, and circulation roadways. Table 10-1 presents the land use by neighborhood for the Reduced Density alternative (Figure 10-1).

The grading for this alternative would remain essentially the same. The entire site would be graded to accommodate the modified residential use. Because grading would remain essentially the same, impacts to biology, cultural resources, geology and soils, agriculture, paleontology, and landform are equivalent between the proposed project and the Reduced Density alternative. The following discussion identifies issues that differentiate these alternatives.

10.2.2 Environmental Analysis

Land Use

Development of Otay Ranch is based on the village concept, which plans for a village core with land uses that will meet the day-to-day needs of the village residents. The village core is required to have a mixed-use center that is pedestrian oriented and served by transit. The mixed-use center will have shops, schools, parks, and multi-family housing to support the other uses. The villages are to have a wide variety of housing types for all income levels. Multi-family housing is a key component to the village concept.

The Reduced Density alternative reduces the amount of multi-family dwelling within the village core. The Reduced Density alternative does not provide the required multi-family housing to meet the housing needs of future residences as well as support the commercial and public uses in the village core, and does not meet the goals of the GDP for density of development around a transit center.

Housing and Population

The Reduced Density alternative would reduce the amount of housing available within Village Six by approximately 29 percent. This would reduce the ability of the City of Chula Vista to meet the projected need for an additional 13,500 dwelling units by 2005. The Reduced Density alternative would not be in conformance with those policies as outlined in SANDAG's Growth Management Plan. The lack of housing concurrent with needs as shown in SANDAG forecasts and in the Growth Management Plan would result in a potentially significant impact.

Water Resources and Water Quality

The Reduced Density alternative does not propose significant grading modifications. As such, it would have little effect on the increase in runoff project for the project. This is because the 29 percent reduction in the number of dwelling units would be accomplished by substantially decreasing the density of the multi-family homes. There would not be a

TABLE 10-1 REDUCED DENSITY ALTERNATIVE

Neighborhood	Land Use	Acres	Dwelling Units/Acre	Dwelling Unit	
Residential					
R-1	Single-Family	26.2	3.0	79	
R-2a	Single-Family	19.7	3.0	59	
R-2b	Single-Family	21.3	3.0	64	
R-3	Single-Family	35.6	3.5	125	
R-4	Single-Family	20.4	3.5	71	
R-5	Single-Family	16.6	5.0	83	
R-6	Single-Family	20.4	5.0	102	
R-7a	Single-Family	12.9	5.0	<u>65</u>	
Subtotal Single	-Family	173.1		648	
R-7b	Multi-Family	5.8	18.0	104	
R-8	Multi-Family	11.7	18.0	210	
R-9a	Multi-Family	21.8	6.0	131	
R-9b	Multi-Family	12.7	18.0	229	
R-10	Multi-Family	12.1	13.0	157	
Subtotal Multi-	Family	64.1		825	
TOTAL RESIL	DENTIAL	237.2		1,473	
Non-Residentia	I				
R-11/S-2	High School	32.5			
CPF-1	CPF Site	5.2			
CPF-2	Church	11.5			
S-1	Elementary School	10			
P-1	Public Park	7.6			
MU-1	Mixed Use	3.0			
so	Open Space	21.1			
CIR					
Subtotal Non-F	Residential	149.2			
ALTERNATIV	'E TOTAL	3,386.4		1,473	





Map Source: Cinti Land Planning



FIGURE 10-1
Reduced Density Alternative

Reduced Density Alternative Village Six Otay Ranch Development Plan measurable reduction in the volume or quality of the runoff from the site. Water resource and water quality impacts would remain essentially unchanged compared with those associated with the proposed project.

Transportation, Circulation, and Access

The traffic generated by the Village Six Reduced Density alternative would be reduced by approximately 4,995 ADT, for a total of 27,784 ADT (Table 10-2).

The significant traffic impacts associated with the implementation of the proposed Village Six SPA Plan would be reduced but would not be avoided. Because the significant traffic impacts are cumulative, the traffic mitigation measures would be unchanged from those required of the proposed project as the 15 percent reduction in ADT would not bring significant traffic impacts below the thresholds for significance.

Air Quality

Air quality impacts associated with vehicular trips would be reduced under the Reduced Density alternative. Short-term air quality impacts associated with construction would not be reduced as the area and extent of grading would remain essentially the same as that for the proposed project. There could be a slight decrease in overall long-term air quality impacts associated with power generation and the operation of on-site commercial facilities due to the reduced population. Overall, the reduction in air quality impacts would be minor and the cumulative impact would remain significant and unmitigable.

Noise

The grading plan for the Reduced Density alternative would be very similar to the grading plan required for the proposed project. The proximity of future development to major roadways would remain unchanged. The mitigation measures for noise impacts to future development areas would also be expected to remain unchanged. Mitigation measures for noise impacts associated with construction would remain unchanged. The Reduced Density alternative, therefore, does not avoid or lessen noise impacts.

Public Services and Utilities

The water and sewer demands would be reduced by approximately 29 percent. The police, fire, library, schools, and parkland impacts would also be reduced by approximately 29 percent. While the need for new and improved infrastructure would be reduced, it would not be avoided. Public service and utility impacts would remain significant but mitigable.

TABLE 10-2 TRAFFIC PROJECTIONS

Neighborhood	Units	Generation Rate	Volume
Residential			
Single-Family	648 du	10 trips/du	6,480
Multi-Family	825 du	8 trips/du	6,600
Total Residential			13,080
Non-Residential			
High School	2,200 students	3.65 trips/student	8,030
Church	69,000 square feet	9 trips/1,000 square feet	620
CPF Site and Mixed Use	42,000 square feet	120 trips/1,000 square feet	5,040
Elementary School	10 acres	60 trips/acre	600
Public Park	7.7 acres	5 trips/acre	38.5
Total Non-Residential			14,328.5
ALTERNATIVE TOTAL			27,408.5

Hazards/Risk of Upset

The hazards/risk of upset impacts would be reduced slightly under the Reduced Density alternative, in accordance with the reduced population at buildout. There would be little change overall in the severity of this less than significant impact.

Other Issues

When compared to the proposed project, the Reduced Density alternative would not modify the development footprint or the need for off-site infrastructure improvements. It is for this reason that impacts to cultural and paleontological resources, potential conflicts between urban and agricultural uses, and impacts to landforms affecting scenic views would not be reduced or avoided under the Reduced Density alternative.

10.2.3 Project Objectives

The GDP/SRP envisions higher residential densities than proposed by the Reduced Density alternative. The purpose of the higher densities is to promote pedestrian, bicycle, and transit oriented development and to wisely manage limited natural resources through the concentration of development in the least environmentally sensitive areas while preserving large tracts of open space. Reduction in density, as proposed under the Reduced Density alternative, would provide insufficient density in the village core to support transit facilities and to promote pedestrian-oriented land use design.

The following project objectives would continue to be achieved by the Reduced Density alternative:

- Promote synergistic uses between Village Six, the neighborhoods of EastLake, and adjacent Otay Ranch villages to balance activities, services, and facilities.
- Implement the City of Chula Vista's Growth Management Program to ensure that the public facilities are provided in a timely manner and financed by the parties creating the demand for and benefiting from the improvements.
- 3. Foster development patterns that promote orderly growth and prevent urban sprawl.
- 4. Develop, maintain, and enhance a sense of community identity.
- Accentuate the relationship of the land use plan with its natural setting and the
 physical character of the region and promote effective management of natural
 resources by concentrating development into less sensitive areas while preserving
 large, contiguous open space areas with sensitive resources.

Add to the creation of a unique Otay Ranch image and identity that differentiates Otay Ranch from other communities.

The Reduced Density alternative would not meet the following goals and objectives:

- Implement the goals, objectives, and policies of the Chula Vista General Plan, particularly the Otay Ranch General Development Plan, the Resource Management Plan, the Facility Implementation Plan, the Village Phasing Plan, and the Service/Revenue Plan.
- Establish a pedestrian-oriented village with an urban core to reduce reliance on the automobile and promote walking and the use of bicycles, buses, and public transit.
- Establish a land use and facility plan that assures the viability of Village Six in consideration of existing and anticipated economic conditions.
- Wisely manage limited natural resources.

The GDP envisions higher residential densities than proposed by the reduced density alternative. The purpose of the higher densities is to promote pedestrian, bicycle, and transit-oriented development and to wisely manage limited natural resources through the concentration of development in the least environmentally sensitive areas while preserving large tracts of open space. Reduction in density, as proposed under the reduced density alternative, would provide insufficient density in the village core to support transit facilities and to promote pedestrian-oriented land use design.

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12.0 EIR PREPARATION

This environmental impact report was prepared by the City of Chula Vista. The City was assisted by RECON, located at 1927 Fifth Avenue, Suite 200, San Diego, CA 92101. The following professional staff participated in the preparation of the EIR:

City of Chula Vista

Marisa Lundstedt, Environmental Projects Manager
Marilyn Ponseggi, Environmental Review Coordinator
Richard M. Rosaler, AICP, Principal Planner
Martin Miller, Associate Planner
Richard F. Whipple III, AICP, Associate Planner
Marni Borg, Environmental Projects Manager
Dave Kaplan, Transportation Engineer
Alex Al-Agha, Senior Civil Engineer
Sumir Nuhaily, Senior Civil Engineer
Paula Brown, Assistant Director of Libraries
Rod Hastie, Fire Department
Richard Preuss, Police Department
Luis Hernandez, Principal Planner
Todd Semit, Parks and Recreation

RECON

Charles S. Bull, President
David M. Gottfredson, Environmental Analyst
Loretta L. Gross, Production Supervisor
Stacey Higgins, Production Specialist
Autumn L. Radle, Assistant Project Manager
Lee Sherwood, Principal
Cheryl Johnson, Acoustician

Linscott, Law and Greenspan Engineers - Traffic

John Boarman, P.E., Senior Transportation Engineer

Giroux and Associates – Air Quality

Hans Giroux, Principal

EDAW.

James Kurtz, Acoustician

- 1 the

13.0 PERSONS AND ORGANIZATIONS CONTACTED

Public Agencies

Otay Water District Chula Vista Unified Elementary School District Sweetwater Union High School District

Organizations and Individuals

Cinti Land Planning
McMillin Companies
Otay Ranch Company
Geotechnics Incorporated
Powell /PBS&J
P&D Consultants
Dexter Wilson Engineering, Inc

Geocon Incorporated Hunsaker & Associates

			C

APPENDIXES TO THE FINAL SECOND TIER ENVIRONMENTAL IMPACT REPORT FOR OTAY RANCH VILLAGE SIX SECTIONAL PLANNING AREA (SPA) PLAN **SECOND TIER EIR 98-01** SCH #2001041033 (Volume 1 of 2)

Prepared for

CITY OF CHULA VISTA PLANNING & BUILDING DEPARTMENT 430 F STREET CHULA VISTA, CA 91910

Prepared by

RECON NUMBER 3541E **DECEMBER 17, 2001**



1927 Fifth Avenue, Suite 200 San Diego, CA 92101-2358 619 / 308-9333 fax 308-9334

APPENDIXES

Table of Contents

Volume 1

- A: Notice of Preparation and Responses
- B: Biology Technical Report (RECON)
- C: Cultural Resource Report (RECON)
- D: Geology Reports (Geotechnics Incorporated and GEOCON, Inc.)
- E: Hydrology Reports (P&D Consultants, Inc. and Hunsaker and Associates)

Volume 2

- F: Traffic Report (Linscott, Law & Greenspan Engineers)
- G: Air Quality Report (Mooney & Associates)
- H: Noise Technical Report (RECON)
- I: Water Reports (John Powell & Associates, Inc./PBS&J and Dexter Wilson Engineering, Inc.)
- J: Sewer Reports (John Powell & Associates, Inc./PBS&J and Dexter Wilson Engineering, Inc.)

APPENDIX A

Notice of Preparation and Responses



NOTICE OF PREPARATION - April 5, 2001

To:

Distribution List

Subject:

NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT

REPORT

Lead Agency:

Agency Name:

City of Chula Vista

Street Address:

276 Fourth Avenue Chula Vista, CA 91910

City/State/Zip: Fax:

(619) 409-5859

Contact:

Marisa Lundstedt, Environmental Projects Manager

The City of Chula Vista publicly announces its intent to initiate the preparation of an Environmental Impact Report (EIR) for the following "project" as defined by the California Environmental Quality Act (CEQA) and as set forth in Public Resources Code 21065.

The City of Chula Vista is the Lead Agency to prepare the EIR. A description of the proposed project, as well as an explanation of potential environmental effects, is provided in this Notice of Preparation (NOP). This NOP rescinds the replaces the NOP to prepare a Subsequent EIR to the Final Program EIR for Otay Ranch dated August 19, 1999. The components of the proposed project that require the circulation of a new NOP are provided herein.

Please provide your written comments including specific statutory responsibilities of your agency, as applicable. Written comments must be received at the earliest possible date, but no later than 30 days after receipt of this notice.

Please send your response and the name of the contact person to Marisa Lundstedt, Environmental Projects Manager, at the address shown above.

Project Title:

Otay Ranch Village Six Sectional Planning Area (SPA) Plan and

Conceptual Tentative Map

Project Location:

City of Chula Vista within San Diego County

Project Description: 883 single-family and 1,203 multi-family units on approximately 237 acres and approximately 149 acres of non-residential uses (community purpose facilities, schools, parks, commercial use, open space and major circulation).

Date: April 5, 2001

Signature:

Title:

Muniford for Marilyn R.F. Ponseggi

Environmental Review Coordinator

Telephone (619) 585-5707

NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED OTAY RANCH VILLAGE SIX SECTIONAL PLANNING AREA PLAN AND CONCEPTUAL TENTATIVE MAP

PROJECT LOCATION:

The Village Six Sectional Planning Area (SPA) and Tentative Map (TM) area is located in the north-central portion of the Otay Valley Parcel of the Otay Ranch General Development Plan (GDP) area (Attachment A). The Village Six SPA/TM project area includes approximately 386 acres and is bounded by the proposed alignments of SR-125 on the east, Olympic Parkway on the north, La Media Road on the west and Birch Road on the south.

As shown in Attachment B, the limits of grading exceed the boundaries of the SPA/TM area. Two earthwork "borrow" sites are proposed, one east of SR-125 and one south of Birch Road. With the borrow sites, the total graded area would be approximately 480 acres.

The project area is surrounded by other Otay Ranch development areas including Village Five to the north across Olympic Parkway, Village Two to the west across La Media Road, Village Seven to the south across Birch Road and the Freeway Commercial portion of Planning Area 12 to the east across SR-125.

PROJECT SETTING:

The project area consists of gently rolling hills with intervening channels draining to the west. Elevations onsite range from approximately 630 feet above mean sea level (AMSL) in the eastern portion of the site to approximately 410 feet AMSL. The northern border of Village Six is located along Poggi Canyon, which is a drainage that is mostly disturbed due to construction activities associated with Olympic Parkway. Two mesas and an intervening, east-west trending, drainage channel comprise the remainder of the Village Six area.

The project areas, as well as surrounding properties, have historically been used for agricultural production and cattle grazing. The property is crossed by a system of dirt roads and old cattle trails. No sensitive vegetation occurs within this SPA area. No known active faults are located within the site. Previous cultural resources surveys have reported archaeological resources within Village Six and its vicinity including prehistoric lithic scatters and a temporary camp.

PROJECT BACKGROUND:

The approximately 23,000-acre Otay Ranch is a master-planned community that includes a broad range of residential, commercial, retail, and industrial development interwoven with civic and community uses, such as libraries, parks, and schools, together with an open space preserve system consisting of approximately 11,375 acres. Village Six is one of the designated fourteen villages and five planning areas within the Otay Ranch GDP area. Because of the project's size, complexity of issues and extended buildout time frame, both the planning and environmental

documentation for the project have been tiered from the general to the specific. The first tier of planning and approvals included approval of the Otay Ranch GPA/GDP/SRP in October 1993, which was accompanied by a Program Environmental Impact Report (SCH #89010154). The Program FIR was intended to identify potential impacts; however, it was recognized that second-tier documents would be required to address subsequent development projects, as more detailed plans were prepared.

PROJECT DESCRIPTION:

Under the implementation program for Otay Ranch, SPA plans are required to be approved before final development entitlements can be considered. The current proposed project is a SPA plan that will further refine the development standards, land plans, goals, objectives and policies of the GDP for Village Six. Specifically, the Village Six SPA Plan defines the land use mix, design criteria, primary circulation pattern, parks/recreation/open space concept, grading concept and infrastructure, public service requirements, and development phasing.

The proposed Village Six SPA and TM propose development of 2,086 dwelling units (883 single-family and 1,203 multi-family units) on approximately 237 acres (Attachment C). The remaining approximately 149 acres of the site would be developed with non-residential uses, including community purpose facilities (CPF), schools, public park, commercial use open space, and major circulation rights-of-way. The SPA includes a private high school and also provides for an alternative use of the school site for residential development (146 single-family residential units) should the development of the school be infeasible. The private high school and church are uses that would require Conditional Use Permits (CUP) in accordance with the Zoning Ordinance. Future uses proposed in the CPF District will also require CUPs.

The conceptual grading plan for Village Six is shown in Attachment B. As mentioned previously, two offsite borrow sites comprising approximately 56 acres will be required for the grading of the SPA area. While grading for SR-125 is not a part of the project, the proposed conceptual grading plan has been developed to be compatible with future grading plans for SR-125. Final grading plans for the TM would be determined during the final map and grading permit process.

POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT:

It has been determined that the proposed project may cause significant, adverse environmental effects and potentially significant indirect, direct, and cumulative environmental effects. An Environmental Impact Report (EIR) is therefore required in order to comply with State CEQA Guidelines Sections 15060 and 15081.

In accordance with CEQA requirements, the environmental impact analysis will outline the environmental setting of the project, and identify potential environmental impacts, significance of the potential impacts, and mitigation measures for potentially significant and adverse environmental issues. In accordance with Section 15150 of the CEQA Guidelines, this SEIR will avoid duplicative analysis of basic policy considerations, and provide a means to incorporate by reference, where appropriate, portions of previously certified and related environmental

documents, including the Otay Ranch GPA/GDP/SRP Program EIR, the Chula Vista Sphere of Influence Update EIR (SCH #94041056) and associated Mitigation Monitoring Programs.

The EIR will address cumulative impacts, growth-inducing impacts, effects found not to be significant, irreversible environmental effects, and alternatives analysis. With respect to alternatives, the EIR will consider a range of project alternatives that may eliminate or reduce significant adverse environmental effects to a level of less than significant. Project alternatives will include at minimum the "No Project Alternative". Potentially significant environmental effects that will be analyzed in the EIR include the following:

- · Land Use, Planning and Zoning
- Landform Alteration/Aesthetics
- Biological Resources
- · Cultural Resources
- Geology and Soils
- Paleontological Resources
- · Agricultural Resources
- Housing and Population (Community Social Factors)
- · Water Resources and Water Quality
- Transportation, Circulation and Access
- Air Quality
- Noise
- · Public Services and Utilities
- Hazards/Risk of Upset

LIST OF ATTACHMENTS:

Attachment A: Regional Location

Attachment B: Conceptual Grading Plan

Attachment C: Village Six Site Utilization Plan

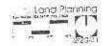


Conceptual Grading Plan Attachment "B"



Site Utilization Plan

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RESIDEN										
Parcel	Land Use	Acres	du/ac	מס						
R-1	Single Family	26.2	4.0	105						
R-2a	Single Family	19.7	4.4	87						
R-2b	Single Family	21.3	5.4	115						
H-3	Simple Femily	35.6	4.5	159						
84	Single Family	20.4	4.5	92						
R-5	Single Family	16.6	6.7	717						
R-6	Single Family	26.4	52	1.76						
R-7a	Single Family	12.9	6.6	58 883						
	Single Family	173.1	5.7 28.1	165						
R-76	Multi-farmy	5 a 11.7	28.8	337						
R-8	Multi-tarrity Multi-tarrity	21.8	7.6	153						
R-9b	Moto-factily	12.7	25.7	326						
R-10	Multi-family	12.1	17.5	212						
	Multi-family	64.1	18.8	1203						
	ESIDENTIAL	237.2	8.8	2086					11/2	1 03
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CPF-3	Private High School	32.5					138	F	The same	11/11/11
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12-14	Public Park	7.6				00	(F)	- I	1	I Che Mills
27.2	Commercial	3.0				/ 25	1	R-5	影	
医	Open Space Major Circulation	21.1 58 3					1	1		
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			R-1	==	Simel			R-6		
				R-2a	R-2b	R-4 CPI	\	PF-3		
				irch Road						₩ ₩



Grav Davis

STATE OF CALIFORNIA

Governor's Office of Planning and Research State Clearinghouse



Notice of Preparation

April 10, 2001

To:

Reviewing Agencies

Re-

Otay Ranch Village Six Sectional Planning Area (SPA) Plan and Conceptual Tentative Map

SCH# 2001041033

Attached for your review and comment is the Notice of Preparation (NOP) for the Otay Ranch Village Six Sectional Planning Area (SPA) Plan and Conceptual Tentative Map draft. Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility. within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

Marisa Lundstedt City of Chula Vista Planning and Building Department 276 Fourth Avenue Chula Vista, CA 91910

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan

Project Analyst, State Clearinghouse

Attachments cc: Lead Agency

Document Details Report State Clearinghouse Data Base

SCH# 2001041033

Project Title Otay Ranch VIIIage Six Sectional Planning Area (SPA) Plan and Conceptual Tentative Map

Lead Agency Chula Vista, City of

> Type NOP Notice of Preparation

Description 883 single-family and 1,203 multi-family units on ~237 acres and ~149 acres of non-residential uses

(community purpose facilities, schools, parks, commercial use, open space and major circulation).

Lead Agency Contact

Name Marisa Lundstedt

City of Chula Vista Planning and Building Department Agency

Phone 619/409-5859 Fax

email!

Address 276 Fourth Avenue

> City Chula Vista

State CA Zip 91910

Project Location

County San Diego

Chula Vista City

Region

Cross Streets SR-125/Olympic Parkway/La Media/Birch Road

Parcel No.

Township

Range

Section

Base

Proximity to:

Highways SR-125

Airports

Railways

Waterways

Schools

Land Use

Landuse: Aesthetic/Visual; Wildlife; Wetland/Riparian; Drainage/Absorption; Geologic/Seismic; Project Issues

Archaeologic-Historic; Agricultural Land; Water Quality; Population/Housing Balance;

Traffic/Circulation; Air Quality; Noise; Public Services; Forest Land/Fire Hazard

Reviewing Agencies Resources Agency; Department of Conservation; Department of Parks and Recreation; Department of

Water Resources; Department of Fish and Game, Region 5; Native American Heritage Commission; State Lands Commission; Caltrans, District 11; Department of Housing and Community Development; California Highway Patrol; Department of Toxic Substances Control; Regional Water Quality Control

Board, Region 9

Date Received 04/09/2001

Start of Review 04/10/2001

End of Review 05/09/2001

NOP Distribi "n List		County: JAL IV	SCH#	2001041033
Resources Agency	Fish and Game	Colorado River Bo Gerald R. Zimmerman	Dept. of Transportation	State Water Recources Control Board
Resources Agency Nadell Gayou Dept. of Boating & Waterways	Dept. of Fish & Game Scott Filmt Environmental Services Division	Tahoe Regional Planning Agency (TRPA) Lyn Barnett	Using 10 Dept. of Transportation Lou Salazar District 11	Greg Frantz Division of Water Quality State Water Resouces Control Board
Bill Curry California Coastal Commission	Donald Koch Region 1	Office of Emergency Services John Rowden, Manager	Dept. of Transportation Alleen Kennedy District 12	Mike Falkenstein Division of Water Rights Dept. of Toxic Substances Control
Elizabeth A. Fuchs Dept. of Conservation Ken Trott	Dept. of Fish & Game Banky Curlis Region 2	Delta Protection Commission Debby Eddy	(0)	CEOA Tracking Center Regional Water Quality Control
Dept. of Forestry & Fire Protection Allen Robertson	Dept. of Fish & Game Robert Floerke Region 3	Santa Monica Mountains Conservancy	Housing & Community Development Cathy Creswell Housing Policy Division	Board (RWQCB)
Office of Historic Preservation Hans Kreutzberg	Dept. of Fish & Game William Laudermilk Region 4	Dept. of Transportation	Caltrans - Division of Aeronautics Sandy Hesnard California Highway Patrol	North Coast Region (1) RWQCB Foultnmental Document
Dept of Parks & Recreation Resource Mgntt. Division	Sandy Peterson Region 5, Habitat Conservation Program	Dept. of Transportation IGR/Planning District 1	Office of Special Projects Dept. of Transportation	Coordinator San Francisco Bay Region (2)
Reclamation Board Pam Bruner S.F. Bay Conservation & Dev't. Comm.	Dept. of Fish & Game Gabrina Gatchel Region 6, Habitat Conservation Program	Dept. of Transportation Vicki Roe Local, Development Review, District 2	Cattrans - Planning Dept. of General Services Robert Sieppy Environmental Services	Central Coast Region (3) Rwacs Jonathan Bishop Los Angeles Region (4)
Sieve McAdam Resources Agency Nadell Gayou Dept. of Water Resources	Dept. of Flsh & Game Tammy Allen Region 6, Inyo/Mono, Habitat Conservation Program	Dept. of Transportation Jeff Pulverman District 3	Air Resources Board Airport Projects	Central Valley Region (5)
Health & Welfare Health & Welfare Wavne Hilbard	Dept. of Fish & Game Tom Napoli Marine Region Independent Commissions	Jean-Finney District 4 Dept. of Transportation Lawrence Newland	Transportation Projects Ann Geraghty Industrial Projects Mike Tolleruin	Central Valley Region (5) Fresho Branch Office Rwacs Central Valley Region (5) Redding Branch Office
Dept. of Health/Drinking Water Food & Agriculture	California Energy Commission Environmental Office	Dept. of Transportation Marc Bimbaum District 6	California integrated Waste Management Board	Lahonlan Region (6)
Food & Agriculture Tad Beil Dept. of Food and Agriculture	Native American Heritage Comm. Debbie Treadway Public Utilities Commission Andrew Barnsdale	Dept. of Transportation Stephen J. Buswell District 7 Dept. of Transportation Mike Sim	State Water Resources Control Board Diane Edwards Division of Clean Water Programs	Lahontan Region (5) Victorville Branch Office Rwace Colorado River Basin Region (7)
	Betty Silva Governor's Office of Planning & Research State Clearinghouse Planner	Dept. of Transportation Caroline Yee for Kate Walton District 9		Santa Aha Region (8) RWQCB San Diego Region (9)



City of San Diego
Development Review Department
Environmental Analysis Section
1222 First Avenue, MS501
San Diego, CA 92101
Ph. (619) 446-5460
Fax (619) 446-5499

FAX TRANSMITTAL COVER SHEET

DATE: May 10, 2001

TO: Marisa Lundstedt, Environmental Projects Manager

City of Chula Vista

RE: NOP for a Draft Environmental Impact Report

FAX NUMBER: (619) 409-5859

FROM: Elizabeth Shearer-Nguyen

FAX NUMBER: (619) 446-5499 OFFICE: (619) 446-5369

PAGES: 3 (INCLUDING THIS COVER)

MESSAGE:

Attached is our comments for the NOP for the Draft EIR on the Otay Ranch Village 6 Sectional Planning Area Plan and Conceptual Tentative Map. We apologize for the delay in forwarding you the information.



THE CITY OF SAN DIEGO

May 10, 2001

VIA FACSIMILE TO (619) 409-5859

Ms. Marisa Lundstedt. Environmental Projects Manager City of Chula Vista 276 Fourth Avenue Chula Vista, CA 91910

Dear Ms. Lundstedt:

Subject: Notice of Preparation for a Draft Environmental Impact Report, Otay Ranch Village 6
Sectional Planning Area Plan and Conceptual Tentative Map

Thank you for the opportunity to respond to the Notice of Preparation for a Draft Environmental Impact Report (NOP) for the Otay Ranch Village 6 Sectional Planning Area Plan and Conceptual Tentative Map. The review of this NOP by the City of San Diego has been coordinated by the Environmental Analysis Section of the Development Services Department. The City of San Diego offers the following comments for your consideration:

Wastewater and Water comments:

The Metropolitan Wastewater Department and Water Department have reviewed the NOP and offer the following comments:

Please include in the EIR a discussion regarding sewer availability/capacity for the proposed project and its impact (if any) on existing agreements with the City of San Diego and City of Chula Vista for treatment and transportation of wastewater. Also, please ensure that the project is consistent with the EIR's for the Wolf Canyon and Salt Creek Sewers.

Drainage from the proposed development area flows to the Otay River. The EIR analysis should fully discuss the project's effect on water quality (especially sedimentation) within the watershed.



Page 2 Ms. Marisa Lundstedt May 10, 2001

Transportation/Circulation

The Transportation Development Section of the Development Services Department has reviewed the NOP and offers the following comments:

The EIR should evaluate project impacts on the following roadways and intersections the 1. within City of San Diego:

Roadways Otay Mesa Road La Media Road Heritage Road/Otay Valley Road

Intersections

Intersections along Otay Mesa Road within the City of San Diego Intersections along La Media Road within the City of San Diego Intersections along Heritage Road/Otay Valley Road within the City of San Diego

Intersections and roadway segments within the City of San Diego should be evaluated based on 2. the guidelines established in the City of San Diego Traffic Impact Study Manual dated July 1998.

The City of San Diego greatly appreciates the opportunity to provide our input. We look forward to reviewing the Draft EIR. If you should have any questions regarding the above comments, please contact Elizabeth Shearer-Nguyen at (619) 446-5369.

Sincerely,

Lawrence C. Monserrate

Environmental Review Manager

CC: Ali Sabouri, Associate Traffic Engineer, Development Services Department Paul Hellman, Senior Planner, Development Services Review Bob Collins, Real Estate Manager, Water Department Chris Zirkle, Senior Planner, Metropolitan Wastewater Department Larry Kuzminsky, Associate Civil Engineer, Development Services Department City of San Diego Environmental Review and Comment Files



Winston H. Hickox Agency Secretary California Environmental Protection Agency

May 4, 2001



Ms. Marisa Lundstedt Environmental Projects Manager City of Chula Vista 276 Fourth Avenue Chula Vista, California 91910

NOTICE OF PREPARATION OF DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE OTAY RANCH VILLAGE SIX SECTIONAL PLANNING AREA PLAN AND CONCEPTUAL TENTATIVE MAP - SCH # 2001041033

Dear Ms. Lundstedt:

The Department of Toxic Substances Control (DTSC) has received your Notice of Preparation (NOP) of a draft Environmental Impact Report (EIR) for the abovementioned Project.

Based on the review of the document, DTSC's comments are as follows:

- The draft EIR needs to identify and determine whether current or historic uses at the Project site have resulted in any release of hazardous wastes/substances at the Project area.
- The draft EIR needs to identify any known or potentially contaminated sites within the proposed Project area. For all identified sites, the draft EIR needs to evaluate whether conditions at the site pose a threat to human health or the environment.
- 3) The draft EIR should identify the mechanism to initiate any required investigation and/or remediation for any site that may require remediation, and which government agency will provide appropriate regulatory oversight.
- 4) The NOP fails to address the Hazards' section checklist which includes the following questions:

- Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?
- Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?
- Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
- Would the project be located on a site which is included on a list of hazardous materials sites complied pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?
- For a project within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?
- For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?
- Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
- Would the project expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?
- An environmental assessment should be conducted at the site to evaluate whether the site is contaminated with hazardous substances from the potential past and current uses including storage, transport, generation, and disposal of toxic and hazardous waste/materials. Potential hazard to the public or the environment through routine transportation, use, disposal or release of hazardous materials should be discussed in the draft EIR.
- The project construction may require soil excavation and soil filling in certain

areas. Appropriate sampling is required prior to disposal of the excavated soil. If the soil is contaminated, properly dispose them rather than placing them in another location. Land Disposal Restrictions (LDR) are applicable to these soils. Also, if the project is planning to import soil to backfill the areas excavated, proper sampling should be conducted to make sure that the imported soil is free of contamination.

- 7) The NOP indicates that there was prior agricultural use on the project site, therefore, onsite soils could contain pesticide residue. The site may have contributed to soil and groundwater contamination. Proper investigation and remedial actions should be conducted at the site prior to the new development.
- 8) Household hazardous waste management has not been addressed in the NOP for the draft EIR. It is evident that the proposed project will increase household hazardous wastes.
- 9) The NOP shows that significant hazard to the public is expected with future uses of the site, potential uses and storage of hazardous material at the site should be addressed in the draft EIR. Remember to obtain a hazardous material's storage permit from an appropriate regulatory agency that has jurisdiction to regulate hazardous substances handling, storage, treatment and/or disposal. Contact the Certified Unified Program Agency (CUPA) to evaluate the permit requirements. Include that information in the draft EIR.
- 10) If any building structures currently exist, investigate the presence of lead paints or asbestos containing material (ACMs). If the presence of lead and ACMs are suspected, proper precautions should be taken during demolition activities. Additionally, the contaminants should be remediated in compliance with the California environmental regulations.
- The NOP indicates that schools will be constructed on the project site. During the proposed schools' property acquisition and/or construction utilizing state funding, it should be in compliance with the Assembly Bill 387 (Wildman) and Senate Bill 162 (Escutia) which require a comprehensive environmental review process and that DTSC's approval is required. DTSC's role in the assessment, investigation, and cleanup of proposed school sites is to ensure that the selected properties are free of contamination, and if the property is contaminated, that it is cleaned up to a level that is protective of the students and faculty who will occupy the new schools. A study of the site is to be conducted to provide basic information for determining if there has been a release, or if there is a threatened release of a hazardous material including agricultural chemicals or if there maybe a naturally occurring hazardous material present at the site, that may

pose a risk to human health or the environment. Even though the proposed schools' construction may not be using state fund, the purpose of the bill is to protect the children who will be attending these schools. Therefore, proper environmental studies should be conducted to provide basic information for determining if there is a potential threat of the release of a hazardous material at the site that may pose a health risk to students and faculty members attending these schools.

12) If during construction of the project, soil contamination is suspected, construction in the area should stop and appropriate Health and Safety procedures should be implemented. If it is determined that contaminated soil exists, the draft EIR should identify how any required investigation and/or remediation will be conducted, and which government agency will provide appropriate regulatory oversight.

DTSC provides guidance for the Preliminary Endangerment Assessment (PEA) preparation and cleanup oversight through the Voluntary Cleanup Program (VCP). For additional information on the VCP or to meet/discuss this matter further, please contact Ms. Rania A. Zabaneh, Project Manager at (714) 484-5479.

Sincerely,

Haissam Y. Salloum, P.E.

Unit Chief

Southern California Cleanup Operations Branch

Cypress Office

cc: Governor's Office of Planning and Research State Clearinghouse 1400 Tenth Street Sacramento, California 95814

> Mr. Guenther W. Moskat, Chief Planning and Environmental Analysis Section CEQA Tracking Center Department of Toxic Substances Control P.O. Box 806 Sacramento, California 95812-0806

DEPARTMENT OF TRANSPORTATION

DISTRICT 11 7.0. BOX 85406, M.S. 50 .AN DIEGO, CA 92186-5406 (619) 688-6954

FAX: (619) 688-4299

MAY 1 4 200



May 8, 2001

11-SD-125 South

Ms. Marisa Lundstedt City of Chula Vista Planning Department 276 Fourth Avenue Chula Vista, CA 91910

Dear Ms. Lundstedt:

NOP for the Proposed Otay Ranch Village Six Sectional Planning Area Plan and Conceptual Tentative Map – SCH 2001041033

Caltrans District 11 comments are as follows:

- Please note the design of State Route 125 (SR-125) South is still preliminary. Please provide an enlarged drawing of the conceptual grading plan preferably 1:2000 or larger so that the proposed grading can be reviewed for compatibility with the grading for SR-125 South.
- Per Caltrans Highway Design Manual (HDM), the clearance from Caltrans right of way line to a slope catch point should be 5 meters. This allows for maintenance access to slopes and provides a safety factor against slope erosion and surface failures. Clearance requirements are increased when slopes exceed 10 meters.
- The Site Utilization Plan indicates that residential units will be placed adjacent to future SR-125 South. Some of these residential units may be subjected to high levels of highway traffic noise. Please note that it will be the developer's responsibility to provide noise attenuation for these residences. Less sensitive uses, such as commercial and recreational uses, are generally more compatible with adjacent highway development.

Ms. Marisa Lundstedt May 8, 2001 Page 2

Thank you for the opportunity to comment on the NOP. We look forward to further coordinations and joint planning with the city of Chula Vista as the SR-125 South project proceeds through final design and as Otay Ranch continues to be developed and planned. Our contact person for SR-125 South is Laurie Berman, Project Manager, at (619) 688-3631.

Sincerely,

BILL FIGGE, Chief

Development Review and Public Transportation Branch

CALTRANS - PLANNING POBOX 85406, SAN DIEGO CA 92110

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Date: 5-8-0/ Number of pages including cover sheet: 3

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REMARKS:	☐ Urgent	For your review	Reply ASAP	Please comment
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STATE OF CALIFORNIA - BUSINESS, TRANSPORTATION AND HOUSING AGENCY

GRAY DAVIS, Governor

DEPARTMENT OF TRANSPORTATION

DISTRICT 11 P.O. BOX 85406, M.S. 50 SAN DIEGO, CA 92186-5406 (619) 888-6954



May 8, 2001

FAX: (619) 688-4299

11-SD-125 South

Ms. Marisa Lundstedt City of Chula Vista Planning Department 276 Fourth Avenue Chula Vista, CA 91910

Dear Ms. Lundstedt:

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Ms. Marisa Lundstedt May 8, 2001 Page 2

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Sincerely,

BILL FIGGE, Chief

Development Review and Public Transportation Branch

DEPARTMENT OF FISH AND GAME

South Coast Region 4949 Viewridge Avenue San Diego, California 92123 (858) 467-4201 (858) 467-4235 FAX

May 9, 2001

Marisa Lundstedt
Planning and Building Department
City of Chula Vista
276 Fourth Avenue
Chula Vista, CA 91910



Comments on the Notice of Preparation of a Draft Environmental Impact Report for the Otay Ranch Village Six Sectional Planning Area Plan and Conceptual Tentative Map (SCH# 2001041033)

Dear Ms. Lundstedt:

The Department of Fish and Game (Department) appreciates this opportunity to comment on the above-referenced project, relative to impacts to biological resources. The Department is a Trustee Agency and a Responsible Agency pursuant to the California Environmental Quality Act (CEQA), Sections 15386 and 15381 respectively. As a Trustee Agency, the Department must be consulted by the Lead Agency during the preparation and public review for project-specific CEQA documents. The Department is responsible for the conservation, protection, and management of the state's biological resources, including rare, threatened, and endangered plant and animal species, pursuant to the California Endangered Species Act (CESA). A CESA Permit (Section 2081 of the Fish and Game Code) must be obtained if the project has the potential to result in "take" of species of plants or animals listed under CESA, either during construction or over the life of the project. CESA Permits are issued to conserve, protect, enhance, and restore State-listed threatened or endangered species and their habitats. Early consultation is encouraged, as significant modification to a project and mitigation measures may be required to obtain a CESA Permit. The Department also administers the Natural Community Conservation Planning Program (NCCP).

To enable Department staff to adequately review and comment on the proposed project, we recommend the following information be included in the Draft Environmental Impact Report (DEIR):

- A complete discussion of the purpose and need for, and description, of the proposed project, including all staging areas and access routes to the construction and staging areas.
- A complete list and assessment of the flora and fauna within and next to the project area, with particular emphasis upon identifying State or federally listed rare, threatened,

endangered, or proposed candidate species, California Species-of-Special Concern and/or State Protected or Fully Protected species, and any locally unique species and sensitive habitats. Specifically, the DEIR should include:

- a. A thorough assessment of rare plants and rare natural communities, following the Department's May 1984 Guidelines (revised August 1997) for Assessing Impacts to Rare Plants and Rare Natural Communities (Attachment 1).
- b. A current inventory of the biological resources associated with each habitat type on site and within the area of impact. The Department's California Natural Diversity Data Base in Sacramento should be contacted at (916) 327-5960 to obtain current information on any previously reported sensitive species and habitat, including Significant Natural Areas identified under Chapter 12 of the Fish and Game Code.
- c. Discussions regarding seasonal variations in use of the project site and area of impact by sensitive species, and acceptable species-specific survey procedures as determined through consultation with the Department. Focused species-specific surveys, conducted in conformance with established protocols at the appropriate time of year and time of day when the sensitive species are active or otherwise identifiable, are required.
- d. Rare, threatened, and endangered species to be addressed should include all those which meet the CEQA definition (see CEQA Guidelines, § 15380).
- 3. A thorough discussion of direct, indirect, and cumulative impacts expected to adversely affect biological resources. All facets of the project should be included in this assessment. Specifically, the DEIR should provide:
 - a. Specific acreage and descriptions of the types of wetlands, coastal sage scrub, and other sensitive habitats that will or may be affected by the proposed project or project alternatives should be included. Maps and tables should be used to summarize such information.
 - b. Discussions regarding the regional setting, pursuant to the CEQA Guidelines, Section15125(a), with special emphasis on resources that are rare or unique to the region that would be affected by the project. This discussion is critical to an assessment of environmental impacts.
 - c. A detailed discussion, including both qualitative and quantitative analyses, of the potentially affected listed and sensitive species (fish, wildlife, plants), and their habitats on the proposed project site and alternative sites, including information pertaining to

their local status and distribution should be made. The anticipated or real impacts of the project on these species and habitats should be fully addressed.

- d. Analyses of the post-project fate of flood and runoff flows that currently occur on the project site, and of the proposed means to convey flood or runoff flows without adversely affecting biological resources.
- e. Discussions regarding project impacts on off-site habitats. Specifically, this should include nearby public lands, open space, adjacent natural habitats, riparian ecosystems, and any designated and/or proposed Natural Communities Conservation Planning (NCCP) reserve lands. Impacts to, and maintenance of, wildlife corridor/movement areas, including access to undisturbed habitats in adjacent areas, should be fully evaluated and provided. A discussion of potential adverse impacts from lighting, noise, human activity, changes in drainage patterns on the project site (i.e., changes in volume and velocity of flows), changes in the fate of flood flows that currently occur on the project site, polluted runoff, soil erosion, and /or sedimentation in streams and water courses on or near the project site, with mitigation measures proposed to alleviate such impacts must be included.
- f. Discussions regarding possible conflicts resulting from wildlife-human interactions at the interface between the development project and natural habitats. The zoning of areas for development projects or other uses that are nearby or adjacent to natural areas may inadvertently contribute to wildlife-human interactions.
- g. An analysis of cumulative effects, as described under CEQA Guidelines, Section15130. General and specific plans, and past, present, and anticipated future projects, should be analyzed concerning their impacts on similar plant communities and wildlife habitats.
- h. If applicable, an analysis of the effect that the project may have on completion and implementation of regional and/or subregional conservation programs. Under § 2800-§ 2840 of the Fish and Game Code, the Department, through the Natural Communities Conservation Planning (NCCP) program, is coordinating with local jurisdictions, landowners, and the Federal Government to preserve local and regional biological diversity. Coastal sage scrub is the first natural community to be planned for under the NCCP program. The Department recommends that the lead agency ensure that the development of this and other proposed projects do not preclude long-term preserve planning options and that projects conform with other requirements of the NCCP program. Jurisdictions participating in the NCCP program should assess specific projects for consistency with the NCCP Conservation Guidelines. Additionally, the jurisdictions should quantify and qualify: 1) the amount of coastal sage scrub within their boundaries; 2) the acreage of coastal sage scrub habitat removed by individual

projects; and 3) any acreage set aside for mitigation. This information should be kept in an updated ledger system.

- 4. Descriptions and analyses of a range of alternatives to ensure that alternatives to the proposed project are fully considered and evaluated. The analyses must include alternatives that avoid or otherwise reduce impacts to sensitive biological resources. Specific alternative locations should be evaluated in areas of lower resource sensitivity where appropriate.
- 5. Mitigation measures for adverse project-related impacts to sensitive plants, animals, and habitats. Mitigation measures should emphasize avoidance, and where avoidance is infeasible, reduction of project impacts. For unavoidable impacts, off-site mitigation through acquisition and preservation in perpetuity of the affected high-quality habitats should be addressed. The Department generally does not support the use of relocation, salvage, and/or transplantation as mitigation for impacts to rare, threatened, or endangered species. Studies have shown that these efforts are experimental in nature and largely unsuccessful.

This discussion should include measures to perpetually protect the targeted habitat values where preservation and/or restoration is proposed. The objective should be to offset the project-induced qualitative and quantitative losses of wildlife habitat values. Issues that should be addressed include restrictions on access, proposed land dedications, monitoring and management programs, control of illegal dumping, water pollution, increased human intrusion, etc. Plans for restoration and revegetation should be prepared by persons with expertise in southern California ecosystems and native plant revegetation techniques. Each plan should include, at a minimum: (a) the location of the mitigation site; (b) the plant species to be used; (c) a schematic depicting the mitigation area; (d) time of year that planting will occur; (e) a description of the irrigation methodology; (f) measures to control exotic vegetation on site; (g) success criteria; (h) a detailed monitoring program; (i) contingency measures should the success criteria not be met; (j) identification of the entity(ies) that will guarantee achieving the success criteria and provide for conservation of the mitigation site in perpetuity

Measures to fully avoid and otherwise protect Rare Natural Communities (Attachment 2)
from project-related impacts. The Department considers these communities as threatened
habitats having both regional and local significance.

A California Endangered Species Act (CESA) Permit must be obtained, if the project has the potential to result in "take" of species of plants or animals listed under CESA, either during construction or over the life of the project. CESA Permit's are issued to conserve, protect, enhance, and restore State-listed threatened or endangered species and their habitats.

Ms. Lundstedt May 9, 2001 Page 5

Early consultation is encouraged, as significant modification to a project and mitigation measures may be required in order to obtain a CESA Permit. Revisions to the Fish and Game Code, effective January 1998, may require that the Department issue a separate CEQA document for the issuance of a 2081 permit unless the project CEQA document addresses all project impacts to listed species and specifies a mitigation monitoring and reporting program that will meet the requirements of a 2081 permit. For these reasons, the following information is requested:

- Biological mitigation monitoring and reporting proposals should be of sufficient detail and resolution to satisfy the requirements for a CESA Permit.
- A Department-approved Mitigation Agreement and Mitigation Plan are required for plants listed as rare under the Native Plant Protection Act.

The Department has responsibility for wetland and riparian habitats and opposes any alteration of a natural watercourse that would result in a reduction of wetland acreage or wetland habitat values. Alterations include, but are not limited to: conversion to subsurface drains, placement of fill or building of structures within the wetland and channelization or removal of materials from the streambed. All wetlands and watercourses, whether intermittent or perennial, should be retained and provided with substantial setbacks which preserve the riparian and aquatic values and maintain their value to on-site and off-site wildlife populations. A formal wetland delineation following U.S. Army Corps of Engineers (ACE) protocol may also be necessary prior to any construction in wetland or riparian habitats. Results should be included in the EIR. Please note, however, that wetland and riparian habitats subject to the Department's authority may extend beyond the areas identified in the ACE delineation.

The Department may require a Lake or Streambed Alteration Agreement, pursuant to Section 1600 et seq. of the Fish and Game Code, with the applicant prior to the applicant's commencement of any activity that will substantially divert or obstruct the natural flow or substantially change the bed, channel, or bank (which may include associated riparian resources) of a river, stream or lake, or use material from a streambed. The Department's issuance of a Lake or Streambed Alteration Agreement for a project that is subject to CEQA will require CEQA compliance actions by the Department as a Responsible Agency. The Department as a Responsible Agency under CEQA, may consider the local jurisdiction's (lead agency) Negative Declaration or EIR for the project. To minimize additional requirements by the Department pursuant to Section 1600 et seq. and/or under CEQA, the document should fully identify the potential impacts to the lake, stream or riparian resources and provide adequate avoidance, mitigation, monitoring and reporting commitments for issuance of the agreement. A Streambed Alteration Agreement form may be obtained by writing to The Department of Fish and Game, 4949 Viewridge Avenue, San Diego, CA 92123 or by calling (858) 636-3160. The Department's SAA Program holds regularly scheduled pre-project planning/early consultation meetings. To make an appointment, please call our office at (858) 636-3160.

Ms. Lundstedt May 9, 2001 Page 6

Thank you for this opportunity to comment. Questions regarding this letter and further coordination on these issues should be directed to Libby Lucas at (858) 467-4230.

Sincerely,

William E. Tippets

Environmental Program Manager

Attachments

cc: Department of Fish and Game

File

San Diego

State Clearinghouse

Sacramento

Guidelines for Assessing the Effects of Proposed Projects on Rare, Threatened, and Endangered Plants and Natural Communities

State of California
THE RESOURCES AGENCY
Department of Fish and Game
December 9, 1983
Revised May 8, 2000

The following recommendations are intended to help those who prepare and review environmental documents determine when a botanical survey is needed, who should be considered qualified to conduct such surveys, how field surveys should be conducted, and what information should be contained in the survey report. The Department may recommend that lead agencies not accept the results of surveys that are not conducted according to these guidelines.

1. Botanical surveys are conducted in order to determine the environmental effects of proposed projects on all rare, threatened, and endangered plants and plant communities. Rare, threatened, and endangered plants are not necessarily limited to those species which have been "listed" by state and federal agencies but should include any species that, based on all available data, can be shown to be rare, threatened, and/or endangered under the following definitions:

A species, subspecies, or variety of plant is "endangered" when the prospects of its survival and reproduction are in immediate jeopardy from one or more causes, including loss of habitat, change in habitat, over-exploitation, predation, competition, or disease. A plant is "threatened" when it is likely to become endangered in the foreseeable future in the absence of protection measures. A plant is "rare" when, although not presently threatened with extinction, the species, subspecies, or variety is found in such small numbers throughout its range that it may be endangered if its environment worsens.

Rare natural communities are those communities that are of highly limited distribution. These communities may or may not contain rare, threatened, or endangered species. The most current version of the California Natural Diversity Database's List of California Terrestrial Natural Communities may be used as a guide to the names and status of communities.

- 2. It is appropriate to conduct a botanical field survey to determine if, or to the extent that, rare, threatened, or endangered plants will be affected by a proposed project when:
 - a. Natural vegetation occurs on the site, it is unknown if rare, threatened, or endangered plants or habitats occur on the site, and the project has the potential for direct or indirect effects on vegetation; or
 - Rare plants have historically been identified on the project site, but adequate information for impact assessment is lacking.
- Botanical consultants should possess the following qualifications:
 - a. Experience conducting floristic field surveys;
 - Knowledge of plant taxonomy and plant community ecology;
 - c. Familiarity with the plants of the area, including rare, threatened, and endangered species;
 - d. Familiarity with the appropriate state and federal statutes related to plants and plant collecting; and,
 - e. Experience with analyzing impacts of development on native plant species and communities.
- - a. Conducted in the field at the proper time of year when rare, threatened, or endangered species are both evident and identifiable. Usually, this is when the plants are flowering.

8584674235

When rare, threatened, or endangered plants are known to occur in the type(s) of habitat present in the project area, nearby accessible occurrences of the plants (reference sites) should be observed to determine that the species are identifiable at the time of the survey.

- b. Floristic in nature. A floristic survey requires that every plant observed be identified to the extent necessary to determine its rarity and listing status. In addition, a sufficient number of visits spaced throughout the growing season are necessary to accurately determine what plants exist on the site. In order to properly characterize the site and document the completeness of the survey, a complete list of plants observed on the site should be included in every botanical survey report.
- c. Conducted in a manner that is consistent with conservation ethics. Collections (voucher specimens) of rare, threatened, or endangered species should be made only when such actions would not jeopardize the continued existence of the population and in accordance with applicable state and federal permit requirements. A collecting permit from the Habitat Conservation Planning Branch of DFG is required for collection of state-listed plant species. Voucher specimens should be deposited at recognized public herbaria for future reference. Photography should be used to document plant identification and habitat whenever possible, but especially when the population cannot withstand collection of voucher specimens.
- d. Conducted using systematic field techniques in all habitats of the site to ensure a thorough coverage of potential impact areas.
- c. Well documented. When a rare, threatened, or endangered plant (or rare plant community) is located, a California Native Species (or Community) Field Survey Form or equivalent written form, accompanied by a copy of the appropriate portion of a 7.5 minute topographic map with the occurrence mapped, should be completed and submitted to the Natural Diversity Database. Locations may be best documented using global positioning systems (GPS) and presented in map and digital forms as these tools become more accessible.
- 5. Reports of botanical field surveys should be included in or with environmental assessments, negative declarations and mitigated negative declarations, Timber Harvesting Plans (TRPs), EIR's, and EIS's, and should contain the following information:
 - a. Project description, including a detailed map of the project location and study area.
 - A written description of biological setting referencing the community nomenclature used and a vegetation map.
 - c. Detailed description of survey methodology.
 - d. Dates of field surveys and total person-hours spent on field surveys.
 - Results of field survey including detailed maps and specific location data for each plant population found.
 Investigators are encouraged to provide GPS data and maps documenting population boundaries.
 - f. An assessment of potential impacts. This should include a map showing the distribution of plants in relation to proposed activities.
 - g. Discussion of the significance of rare, threatened, or endangered plant populations in the project area considering nearby populations and total species distribution.
 - Recommended measures to avoid impacts.
 - A list of all plants observed on the project area. Plants should be identified to the taxonomic level necessary
 to determine whether or not they are rare, threatened or endangered.
 - Description of reference site(s) visited and phenological development of rare, threatened, or endangered plant(s).
 - k. Copies of all California Native Species Field Survey Forms or Natural Community Field Survey Forms.
 - Name of field investigator(s).
 - References cited, persons contacted, herbaria visited, and the location of voucher specimens.

ATTACHMENT 2

Sensitivity of Top Priority Rare Natural Communities in Southern California

Sensitivity rankings are determined by the Department of Fish and Game, California Natural Diversity Data Base and based on either number of known occurrences (locations) and/or amount of habitat remaining (acreage). The three rankings used for these top priority rare natural communities are as follows:

- S1.# Less than 6 known locations and/or on less than 2,000 acres of habitat remaining.
- S2.# Occurs in 6-20 known locations and/or 2,000-10,000 acres of habitat remaining.
- S3.# Occurs in 21-100-known locations and/or 10,000-50,000 acres of habitat remaining.

The number to the right of the decimal point after the ranking refers to the degree of threat posed to that natural community regardless of the ranking. For example:

S1.1 = very threatened

S2.2 = threatened

S3.3 = no current threats known

Sensitivity Rankings (February 1992)

Rank	Community Name
S1.1	Mojave Riparian Forest
0.00.00.7	Sonoran Cottonwood Willow Riparian
	Mesquite Bosque
	Elephant Tree Woodland
	Crucifixion Thorn Woodland
	Allthorn Woodland
	Arizonan Woodland
	Southern California Walnut Forest
	Mainland Cherry Forest
	Southern Bishop Pine Forest
	Torrey Pine Forest
	Desert Mountain White Fir Forest
	Southern Dune Scrub
8	Southern Coastal Bluff Scrub
	Maritime Succulent Scrub
	Riversidean Alluvial Fan Sage Scrub
	Southern Maritime Chaparral
	Valley Needlegrass Grassland
	Great Basin Grassland
	Mojave Desert Grassland
	Pebble Plains
	Southern Sedge Bog
	Cismontane Alkali Marsh

\$1.2

Southern Foredunes Mono Pumice Flat Southern Interior Basalt Flow Vernai Pool

S2.1

Venturan Coastal Sage Scrub Diegan Coastal Sage Scrub Riversidean Upland Coastal Sage Scrub Riversidean Desert Sage Scrub Sagebrush Steppe Desert Sink Scrub Mafic Southern Mixed Chaparral San Diego Mesa Hardpan Vernal Pool San Diego Mesa Claypan Vernal Pool Alkali Meadow Southern Coastal Salt Marsh Coastal Brackish Marsh Transmontane Alkali Marsh Coastal and Valley Freshwater Marsh Southern Arroyo Willow Riparian Forest Southern Willow Scrub Modoc-Great Basin Cottonwood Willow Riparian Modoc-Great Basin Riparian Scrub Mojave Desert Wash Scrub Engelmann Oak Woodland Open Engelmann Oak Woodland Closed Engelmann Oak Woodland Island Oak Woodland -California Walnut Woodland Island Ironwood Forest Island Cherry Forest Southern Interior Cypress Forest Bigcone Spruce-Canyon Oak Forest

S2.2

Active Coastal Dunes
Active Desert Dunes
Stabilized and Partially Stabilized Desert Dunes
Stabilized and Partially Stabilized Desert Sandfield
Mojave Mixed Steppe
Transmontane Freshwater Marsh
Coulter Pine Forest
Southern California Fellfield
White Mountains Fellfield

52.3

Bristlecone Pine Forest Limber Pine Forest



County of San Biego

GARY W. ERBECK DIRECTOR DEPARTMENT OF ENVIRONMENTAL HEALTH COMMUNITY HEALTH DIVISION LOCAL ENFORCEMENT AGENCY

9325 HAZARD WAY, SAN DIEGO, CA 92123-1217 (858) 694-2888 FAX (858) 694-496-5004 1-800-253-9933

May 18, 2001

Marisa Lundstedt
Environmental Projects Manager
City of Chula Vista
276 Fourth Avenue
Chula Vista. CA 91910

RICHARD HAAS ASSISTANT DIRECTOR



RE:

NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT

OTAY RANCH VILLAGE SIX

Dear Ms. Lundstedt:

Thank-you for the opportunity to comment on the Notice of Preparation (NOP) for the Otay Ranch Village Six Project. The Department of Environmental Health (DEH) is the Local Enforcement Agency (LEA) for the County of San Diego excluding the City of San Diego. The LEA is responsible for regulatory issues related to solid waste pursuant to the Public Resource Code (PRC), the California Code of Regulations (CCR) Title 14 and 27, and the California Health and Safety Code (HSC). The LEA enforces these regulations at landfills through the solid waste facility permit (SWFP). Each landfill must operate within state minimum standards that are designed to minimize impact to the surrounding area for nuisances, dust, vectors, drainage, litter, noise, and odors as well as a host of other operating and monitoring issues pursuant to CCR Title 27.

The Otay Landfill is located within the Otay Ranch sphere of influence, as part of the Sweetwater Sub-Regional Plan, at 1700 Maxwell Road. This project appears to be approximately 2,000 feet to the east and northeast of the Otay Landfill. This landfill is permitted by the LEA to receive up to 5,000 tons per day (TPD) of solid waste. The LEA would like to bring to your attention several items that should be recognized and evaluated during the Environmental Impact Report process that may have reciprocal adverse impacts on the Village Six Project and the Otay Landfill.

- Traffic along Otay Valley Road and the intersection with Maxwell Road. There maybe cumulative impacts along this corridor.
- Recognition of the 1,000-foot buffer zone surrounding the landfill as a land use permit issue. It is not mandated in the solid waste regulations for active landfill operations. Pursuant to CCR Title 27 § 21190 post closure land use "...the EA (LEA) shall review

and approve proposed post closure land uses if the project involves structures within 1,000 feet of the disposal area...".

Increased usage of the landfill may result in additional permit revisions to increase the
daily tonnage capacity above the current 5,000 TPD. This would trigger the California
Environmental Quality Act process and an EIR review, which could have impacts upon
future phase development within the Otay Ranch Development.

These are some of the issues and concerns the LEA has in relationship to the Village Six Projects. The LEA requests to be included on the mailing lists to receive and comment on any draft documents related to this EIR and any future EIR's for the surrounding region. In addition, the California Integrated Waste Management Board (CIWMB) should also be included in these mailings.

Please sent any draft EIR documents and correspondence to:

Pamela Raptis, EHS II DEH-LEA 9325 Hazard Way San Diego, CA 92123 (858) 495-5004 Fax praptieh@co.san-diego.ca.us

John Loane CIWMB-CEQA P. O. Box 4025 Sacramento, CA 95812

If you have any questions please call me at (858) 495-5093.

Sincerely

Pamela E. Raptis, EHSII

DEH-LEA

Cc: John Loane, California Integrated Waste Management Board Tadese Gebre-Hawariat, California Integrated Waste Management Board Gary Hartnett, Air Pollution Control District John Odermatt, Regional Water Quality Control Board Neil Mohr, San Diego Landfill Systems LEA File NATIVE AMERICAN HERITAGE COMMISSION

915 CAPITOL MALL, ROOM 364 SACRAMENTO, CA 95814 (916) 653-4082

(916) 557-5390 - Fax



April 19, 200

Marisa Lundstedt
City of Chula Vista Planning and Building Department
276 Fourth Avenue
Chula Vista, CA 91910

RE:

SCH# 2001041033 - Otay Ranch Village Six Sectional Planning Area (SPA) Plan and Conceptual

Tentative Map

Dear Ms. Lundstedt:

The Native American Heritage Commission has reviewed the above mentioned NOP. To adequately assess the project-related impact on archaeological resources, the Commission recommends the following actions be required:

- Contact the appropriate information Center for a records search. The record search will determine:
 - Whether a part or all of the project area has been previously surveyed for cultural resources.
 - Whether any known cultural resources have already been recorded on or adjacent to the project area.
 - Whether the probability is low, moderate, or high that cultural resources are located within the project area.
 - Whether a survey is required to determine whether previously unrecorded cultural resources are present.
- If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - The report containing site significance and mitigation measurers should be submitted immediately to the planning department.
 - The site forms and final written report should be submitted within 3 months after work has been completed to the Information Center.
- Contact the Native American Heritage Commission for:
 - A Sacred Lands File Check.
 - A list of appropriate Native American Contacts for consultation concerning the project site and assist in the mitigation measures.
- Provisions for accidental discovery of archeological resources:
 - Lack of surface evidence of archeological resources does not preclude the existence of archeological resources. Lead agencies should include provisions for accidentally discovered archeological resources during construction per California Environmental Quality Act (CEQA) §15064.5 (f).
- Provisions for discovery of Native American human remains
 - Health and Safety Code §7050.5, CEQA §15064.5 (e), and Public Resources Code §5097.98
 mandates the process to be followed in the event of an accidental discovery of any human remains in a
 location other than a dedicated cemetery and should be included in all environmental documents.

If you have any questions, please contact me at (916) 653-4040.

Sincerely,

Rob Wood

Associate Governmental Program Analyst

Port of San Diego

and Lindbergh Field Air Terminal

(619) 686-6200 • P.O. Box 120488; San Diego, California 92112-0488 www.portofsandiego.org

April 18, 2001

Ms. Marisa Lundstedt Environmental Projects Manager City of Chula Vista 276 Fourth Avenue Chula Vista, CA 91910

SUBJECT:

OTAY RANCH VILLAGE SIX SECTION SPA AND CONCEPTUAL.

TENTATIVE MAP

Dear Ms. Lundstedt:

The San Diego Unified Port District (Port District) appreciates the opportunity to provide comments to the Notice of Preparation for the Otay Ranch Village Six Section SPA & Conceptual Tentative Map Subsequent Environmental Impact Report (SEIR) received on April 9, 2001.

Although the Port District does not have statutory responsibility as a "responsible agency" under CEQA, it is concerned with reducing sources of pollution to San Diego Bay. San Diego Bay receives drainage from the Pueblo San Diego, Sweetwater River and Otay River Watersheds. Storm runoff from the Otay Ranch development appears to drain into the Otay River Watershed via the Otay Reservoir and Otay River.

Monitoring data has shown that pollutants are commonly carried and deposited in bay from urban runoff and stormwater drainage. The Port District has been working with the municipalities and stakeholders within the watershed in several forums to address these issues. Based upon our concern to improve the water quality of San Diego Bay and its watershed, the Port is submitting the following comments:

- Ensure the implementation of stormwater construction best management practices (BMPs) to
 prevent erosion at the project site. Specific attention should be given that sediments and
 other pollutants do not leave the project site during construction. This is a requirement of the
 State Water Resources Control Board National Pollutant Discharge Elimination System
 Permit for Storm Water Discharges Associated with Construction Activity, Water Quality
 Order 99-08-DWR, Section A.5.b.5.
- Ensure the long-term implementation of post-construction BMPs to prevent and/or reduce pollutants from leaving the various land uses on the project site, as required in Water Quality Order 99-08-DWR, Section A.5.b.6.

Recommend minimal natural waterway disturbance from potential stream reconstruction
proposals and from increased runoff volumes resulting from a net increase of impervious
surfaces. Natural waterways and their unique floral serve as a natural filter to cleanse urban
runoff and stormwater and reduce environmental impacts to downstream recipients.

If you have any questions, please feel free to contact me at 686-6283.

Sincerely,

MELISSA A. MAILANDER

Environmental Review Coordinator

Melissa Maifander

MAM:

cc:

Dan Wilkens

David Merk

File: Chula Vista

MAM: Otay Ranch NOP Comments doc



San Diego County Archaeological Society

Environmental Review Committee

13 April 2001

To:

Ms. Marisa Lundstedt

Environmental Projects Manager Planning and Building Department

City of Chula Vista 276 Fourth Avenue

Chula Vista, California 91910

Subject:

Notice of Preparation of a Draft Environmental Impact Report

Otay Ranch Village Six Sectional Planning Area (SPA) Plan

And Conceptual Tentative Map

Dear Ms. Lundstedt:

Thank you for the subject Notice of Preparation for the subject project, which was received by this Society last week.

We are pleased that cultural resources have been included in the list of subject areas to be addressed in the DEIR. The scope of the analysis should include an evaluation of potential impacts to cultural resources in the off-project areas that will be subjected to disturbance.

In order to permit us to review the cultural resources aspects of the project, please include us in the distribution of the DEIR when it becomes available for public review. Also, in order to facilitate our review, we would appreciate being provided with one copy of the cultural resources technical report(s) along with the DEIR.

SDCAS appreciates being included in the environmental review process for this project.

Sincerely,

James W. Royle, Jr., Champerson

Environmental Review Committee

cc:

SDCAS President

File

California Regional Water Quality Control Board

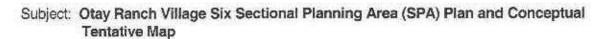
San Diego Region

Internet Address: http://www.swreb.ca.gov/-rwqcb9/ 9771 Clairemont Mesa Boulevard, Suite A, San Diego, California 92124-1324 Phone (858) 467-2952 * FAX (858) 571-6972

April 11, 2001

City of Chula Vista 276 Fourth Avenue Chula Vista, CA 91910

ATTN: Marisa Lundstedt



Dear Miss Lundstedt,

We have received the subject documents and offer the following comments. We are also providing some additional information regarding the possible regulatory requirements for the subject project since this information has not been selected to be project-specific. Some of the information might not apply to this project.

We would like to see the following questions/concerns addressed in your Environmental Impact Report regarding the subject project:

- a) Would the proposed project create a potentially significant adverse environmental impact to drainage patterns or the rate, or quantity of surface water and runoff?
- b) Would the proposed project result in discharges into surface waters during or following construction, or in any way lead to a significant alteration of surface water quality including, but not limited to temperature, dissolved oxygen, turbidity or other typical urban storm water pollutants (e.g., metals, pathogens, synthetics, organics, sediment, nutrients, oxygen demanding substances.)?
- c) Would the proposed project have a potentially significant adverse impact to groundwater flow though the alteration of pressure head (water table level) within the aquifer or though the interception of groundwater flow via cuts or excavation?
- d) Would the proposed project result in the loss or degradation of any beneficial uses that have been designated for the water bodies that will be directly or indirectly affected by the project?
- e) What mitigation measures are being proposed to eliminate or compensate for the adverse effects identified in (a) through (d) above?

California Environmental Protection Agency

Permits

There are six potential permits or approvals that might be needed from the Regional Quality Control Board during the life of a project. Additional information on these permits is provided to assist you in determining the permits that may be required for the proposed project; as well as to encourage project design modifications that may assist in obtaining all needed permits from the RWQCB or SWRCB.

During the construction and development phases of a project, the project could be subject to any one or more of four types of RWQCB permits or approvals. These include; (1) the Statewide National Pollutant Discharge Elimination System (NPDES) General Construction Activity Storm Water Permit, (2) the Clean Water Act 401 water quality Certification, (3) General Dewatering Permit, and (4) Dredging Permit. Upon completion of construction, and throughout the project's operational life, the project may be also subject to one or both of the following two types of RWQCB permits: (1) NPDES permit for any point source discharge of wastes to surface waters; and (2) State Waste Discharge Requirements (WDRs) for any waste discharge to land. Examples of discharges to land requiring WDRs include landfills, reclaimed water discharges from sewage treatment plants for irrigation purposes, sand and gravel operations, and animal confinement facilities.

Water quality degradation is regulated by the Federal National Pollutant Discharge Elimination System (NPDES) Program, established by the Clean Water Act, which controls and reduces pollutants to water bodies from point and non-point discharges. In California, the program is administered by the California Regional Water Quality Control Boards. The Regional Board issues NPDES permits for discharges to water bodies in the San Diego area, including Municipal (area- or county-wide) Storm Water Discharge Permits.

Construction SWPPP

Projects disturbing more than five acres of land during construction must be covered under the State NPDES General Permit for Discharges of Storm Water Associated with Construction Activity. This can be accomplished by filing a Notice of Intent (NOI). The project sponsor must propose and implement control measures that are consistent with this State Construction Storm Water General Permit, and with recommendations and policies of the local agency and the RWQCB.

Industrial SWPPP

Projects that include facilities with discharges of Storm Water Associated with Industrial Activity must be covered under the State NPDES General Permit for Discharges of Storm Water Associated with Industrial Activity. This may be accomplished by filing a Notice of Intent. The project sponsor must propose control measures that are consistent with this, and with recommendations and policies of the local agency and the RWQCB. In a few cases, the project sponsor may apply for (or the RWQCB may require) issuance of an individual (industry- or facility-specific) permit.

Municipal SWPPP

The RWQCB's San Diego Urban Runoff Municipal Permit requires San Diego area municipalities to develop and implement Storm Water Management Plans (SWMPs) The SWMPs must include a program for implementing new development and construction site storm water quality controls. The objective of this component is to ensure that appropriate measures to control pollutants from new development are: considered during the planning phase, before construction begins; implemented during the construction phase; and maintained after construction, throughout the life of the project.

Water Quality Certification

The RWQCB must certify that any permit issued by the U.S. Army Corps of Engineers pursuant to Section 404 of the Clean Water Act (covering, dredging, or filling of wetlands) complies with state water quality standards. Section 401 Water Quality Certification, or waiver, is necessary for all 404 Nationwide Permits, reporting and non-reporting, as well as individual permits.

Wetlands enhance water quality through such natural functions as flood and erosion control, stream bank stabilization, and filtration and purification of contaminants. Wetlands also provide critical habitats for hundreds of species of fish, birds, and other wildlife; offer open space; and provide many recreational opportunities. Adverse Water quality impacts can occur in wetlands from construction of structures in waterways, dredging, filling, and, otherwise altering the drainage to wetlands.

All projects must be evaluated for the presence of jurisdictional wetlands. Destruction or impact to wetlands should be avoided. Water quality certification may be denied based on significant adverse impacts to "Waters of the State." The goals of the California Wetlands Conservation Policy, include ensuring "no overall net loss and achieving a long-term net gain in the quantity, quality, and permanence of wetlands acreage and values." In the event wetland loss is unavoidable, mitigation will be preferably in-kind and on-site, with no net destruction of habitat value. Mitigation will preferably be completed prior to, or at least simultaneous to, the filling or other loss of existing wetlands.

Successful mitigation projects are complex tasks and difficult to achieve. This issue will be strongly considered during agency review of any proposed wetland fill. Wetland features or ponds created as mitigation for the loss of existing "jurisdictional wetlands" or "waters of the United States" cannot be used as storm water treatment controls.

CEQA requires monitoring of all mitigation efforts as a condition of project approval. Although monitoring programs are not required to be included in environmental documents, it is helpful to know what sort of mitigation monitoring the applicant intends to implement, and who will be accountable for seeing that any proposed mitigation's are successfully executed.

Project/ Site Planning

Evidence of filing for a NOI and development of a SWPPP should be a condition of development plan approval by all municipalities. Implementation of the SWPPP should be enforced during

California Environmental Protection Agency

construction via appropriate options such as citations, stop work orders, or withholding occupancy permits. Impacts identified should be avoided and minimized by developing and implementing the following.

The project should minimize impacts from project development by incorporating appropriate site planning concepts. This should be accomplished by designing and proposing site planning options as early in the project planning phases as possible. Appropriate site planning concepts to include, but are not limited to the following:

- Phase construction to limit areas and periods of impact.
- Minimize directly connected impervious areas.
- Preserve natural topography, existing drainage courses and existing vegetation.
- Locate construction and structures as far as possible from streams, wetlands, drainage areas, etc.
- Reduce paved area through cluster development, narrower streets, use of porous pavement and/or retaining natural surfaces.
- Minimize the use of gutters and curbs that concentrate and direct runoff to impermeable surfaces.
- Use existing vegetation and create new vegetated areas to promote infiltration.
- Design and lay out communities to reduce reliance on cars.
- Include, green areas for people to, walk their pets, thereby reducing build-up of bacteria, worms, viruses, nutrients, etc. in impermeable areas, or institute ordinances requiring owners to collect pets' excrement.
- Incorporate low-maintenance landscaping.
- Design and lay out streets and storm drain systems to facilitate easy maintenance and cleaning.
- Consider the need for runoff collection and treatment systems.
- Label storm drains to discourage dumping of pollutants into them.

Construction- Phase Management

Erosion Prevention

The project should minimize erosion and control sediment during and after construction. This should be done by developing and implementing an erosion control plan, or equivalent plan. This plan should be included in the SWPPP. The plan should specify all control measures that will be used or which are anticipated to be used, including, but not limited to, the following:

- Limit access routes and stabilize access points.
- Stabilize denuded areas as soon as possible with seeding, mulching, or other effective methods.
- Protect adjacent properties with vegetative buffer strips, sediment barriers, or other effective methods.
- Delineate clearing limits, easements, setbacks, sensitive areas, vegetation and drainage courses by marking them in the field.
- Stabilize and prevent erosion from temporary conveyance channels and outlets.
- Use sediment controls and filtration to remove sediment from water generated by dewatering or collected on-site during construction. For large sites, stormwater settling basins will often be necessary.
- Schedule grading for the dry season (May-Sept.)

Chemical and Waste Management

The project should minimize impacts from chemicals and wastes used or generated during construction. This should be done by developing and implementing a plan or set of control measures. The plan or control measures should be included in the Storm Water Pollution Prevention Plan. The plan should specify all control measures that will be used or which are anticipated to be used, including, but not limited to, the following:

- Designate specific areas of the site, away from streams or storm drain inlets, for storage, preparation, and disposal of building materials, chemical products, and wastes.
- Store stockpiled materials and wastes under a roof or plastic sheeting.
- Store containers of paint, chemicals, solvents, and other hazardous materials stored in containers under cover during rainy periods.
- Berm around storage areas to prevent contact with runoff.
- Cover open Dumpsters securely with plastic sheeting, a tarp, or other cover during rainy periods.
- Designate specific areas of the site, away from streams or storm drain inlets, for auto and equipment parking and for routine vehicle and equipment maintenance.
- Routinely maintain all vehicles and heavy equipment to avoid leaks.





- Perform major maintenance, repair, and vehicle and equipment washing off-site, or in designated and controlled areas on-site.
- Collect used motor oil, radiator coolant or other fluids with drip pans or drop cloths. Store and label spent fluids carefully prior to recycling or proper disposal.
- Sweep up spilled dry materials (cement, mortar, fertilizers, etc.) immediately—do not use water to wash them away.
- Clean up liquid spills on paved or impermeable surfaces using "dry" cleanup methods (e.g., absorbent materials, cat litter, rags) and dispose of cleanup materials properly.
- Clean up spills on dirt areas by digging up and properly disposing of the soil.
- Keep paint removal wastes, fresh concrete, cement mortars, cleared vegetation, and demolition wastes out of gutters, streams, and storm drains by using proper containment and disposal.

We appreciate the opportunity to comment on the subject environmental document and look forward to your response. If you have any questions regarding our concerns or questions, please do not hesitate to contact me at (858) 467-2705 or at lemop@rb9.swrcb.ca.gov.

Sincerely,

Paul Lemons

Lemose

August 18, 1999

NOTICE OF PREPARATION SUBSEQUENT ENVIRONMENTAL IMPACT REPORTS TO THE FINAL PROGRAM ENVIRONMENTAL IMPACT REPORT OTAY RANCH (CITY OF CHULA VISTA)

The City of Chula Vista is the lead agency in the preparation of two (2) Subsequent Environmental Impact Reports (SEIRs) to the Final Program Environmental Impact Report Otay Ranch for the proposed actions: approval of General Plan Amendments (GPA), Otay Ranch General Development Plan (GDP) Amendments, Amendments to Otay Ranch Phase II Resources Management Plan, and adoption of Sectional Planning Area (SPA) Plans and Tentative Maps. An Approval of Amendments to the Otay Subregional Plan, Volume 2, is also included for the County of San Diego.

- Village Six Sectional Planning Area Plan
- Village Seven Sectional Planning Area Plan
- Village Eleven Sectional Planning Area Plan
- Freeway Commercial (FC)Sectional Planning Area Plan
- Eastern Urban Center (EUC) Sectional Planning Area Plan

This notice is issued pursuant to Section 15082 of the State CEQA Guidelines. It is intended to inform those persons and organizations that may be concerned with the environmental effects of the project. Those public agencies with specific statutory responsibilities are requested to indicate their specific role in the project approval process.

Because of the time limits mandated by State law, responses should be sent at the earliest possible date, but not later than 30 days after receipt of this notice. Please send your response to:

City of Chula Vista, Planning Department
Attn: Douglas D. Reid, Environmental Review Coordinator
276 Fourth Avenue
Chula Vista, CA 91910

ENVIRONMENTAL DOCUMENTS

The environmental documents will conform to the requirements of Section 15120 - 15131 of the California Environmental Quality Act (CEQA) Guidelines for the Implementation of CEQA and guidelines set forth by the City of Chula Vista for the determination of impacts. Each SEIR will contain a program level analysis of all issues relevant to approvals of each Sectional Planning Area Plan of the approximately 1,855-acre Otay Ranch property. One SEIR will discuss Villages 6 and 7, as well as the FC and EUC in Planning Area 12, while the second SEIR will be devoted to Village 11.

As part of the environmental review process, a study of land use including urban design and community character, traffic/circulation/regional transportation, public services, hydrology/flood control, noise, population/housing/employment, agricultural lands, water quality, geology/soils, public safety, air quality, visual aesthetics/glare, cultural resources, and biological resources will be conducted. Additional issues may also be identified.

PROJECT LOCATION

The projects consist of four sites being planned by McMillin Land Development, known respectively as Villages 6, 7, and the FC and EUC in Planning Area 12 SPAs, and a fifth site, known as Village 11, being planned by New Millennium. These projects are all located in Otay Ranch.

- Village Six is comprised of approximately 365 acres located in the central portion of the Otay Valley Parcel, south of Olympic Parkway, east of the extension of La Media Road and west of SR-125.
- Village Seven is comprised of approximately 412 acres located south of Village 6, east of Wolf Canyon and north of Rock Mountain Road. It is within the interior of the Otay Valley Parcel, surrounded by Villages Six, Eight, Four and the Eastern Urban Center to the east.
- The FC portion of Planning Area 12 SPA is located in the northeastern portion of the Otay Valley parcel. It is comprised of approximately 160 acres, located east of the proposed alignment of SR-125, south of the alignment for Olympic Parkway and north of the proposed alignment of Birch Road. The proposed alignment of the southern extension of EastLake Parkway forms the easterly boundary.
- The Eastern Urban Center (EUC) of Planning Area Twelve SPA is approximately 439 acres, located in the center of the Otay Valley Parcel. SR-125 forms the western boundary of the EUC, Birch Road the northern boundary, Rock Mountain Road the southern boundary, and EastLake Parkway the eastern boundary.

Village Eleven is comprised of a 479.3-acre site located within the Otay Valley Parcel to the
east of Planning Area 12 and the Eastern Urban Center, and to the north of Villages 9 and
10. EastLake Parkway and Olympic Parkway serve as the northern boundary of the project
and Salt Creek is to the east.

PROJECT DESCRIPTION

These projects will allow the development of the five planning areas of the Otay Ranch in accordance with the Otay Ranch General Development Plan (GDP) of the City of Chula Vista.

- The Village Six project includes amendment of the Otay Ranch General Development Plan/Chula Vista General Plan, preparation and adoption of all SPA level documents required to implement the Otay Ranch GDP for the Village Six SPA, and subsequent actions including subdivision mapping and issuance of permits for development. The Village Core includes a mixed use setting with residential and commercial uses, public and community purpose facilities, a transit stop, an elementary school, 98 single-family residential units, 106 multi-family units, a town square/village green focal point, and neighborhood parks. In addition, there will be a 50-acre private high school site in the southeastern portion of the village, which is not addressed in the adopted GDP.
- The proposed project for Village Seven includes amendment of the Otay Ranch GDP/Chula Vista General Plan, preparation and adoption of all SPA level documents required to implement the Otay Ranch GDP for the Village Seven SPA, and subsequent actions including subdivision mapping, issuance of permits for development, and realignment of SR-125. The Village Core will provide a mixed use setting with residential and commercial uses, public and community purpose facilities, a transit stop, an elementary school and middle school, 96 single-family residential units and 37 multi-family units, a town square/village green/main street focal point and a neighborhood park.
- The Freeway Commercial area is in the northern portion of Planning Area Twelve SPA of the Otay Ranch GDP. This project includes amendment of the Otay Ranch GDP/Chula Vista General Plan, preparation and adoption of all SPA level documents required to implement the amended GDP for the Freeway Commercial SPA, and subsequent actions including subdivision mapping and issuance of permits for development. Permitted uses, consistent with the commercial types identified in the GDP will be defined in the Planned Community District Regulations prepared as a part of the SPA Plan package. A park-and-ride use is shown as a floating designation within the FC-1 parcel, adjacent to the trolley station. Realignment of EastLake Parkway will add approximately 54 acres to the FC area.
- The Eastern Urban Center SPA is in the southern portion of Planning Area Twelve. This
 project includes amendment of the Otay Ranch GDP/Chula Vista General Plan. This project

will address land uses, intensity and development standards, public facilities, design criteria, circulation, parks and recreation and open space for the EUC. This project includes a realignment of EastLake Parkway to allow it to extend as far south as Rock Mountain Road, as well as a realignment of SR-125 and Hunt Parkway. These realignments affect village/planning area boundaries. The EUC is an urban center which will be a viable and intense mixture of uses that will act as a magnetic downtown, which will contain between 1,000 and 2,500 multi-family high density residential units; a regional shopping complex, multi-use cultural arts facility, regional purpose facilities, a neighborhood park, a business park and office space, visitor commercial, light rail transit station, an elementary school, a community park and urban open space corridor, a central library and civic centers and affordable housing.

• The Village Eleven project includes amendment of the Otay Ranch General Development Plan/Chula Vista General Plan, preparation and adoption of all SPA level documents required to implement the Otay Ranch GDP for the Village Eleven SPA, and subsequent actions including subdivision mapping and issuance of permits for development. Village Eleven is an Urban Village planned for transit-oriented development with higher densities and mixed uses in the Village Core. The proposed SPA provides for 1,377 single family residential units, 1,013 multi-family units, a neighborhood park, town square and three pedestrian parks totaling 13 acres, an elementary school and junior high school totaling 35 acres, 57.1 acres of open space, and 60.1 acres of streets.

POTENTIAL ENVIRONMENTAL IMPACTS

In accordance with CEQA, the SEIRs for the Otay Ranch SPA Plans will evaluate the potential environmental impacts associated with the approval of these actions. The SEIRs will recommend measures to mitigate any significant impacts that will result from implementation of each proposed SPA Plan as proposed in the conceptual land use plan. All impacts, mitigation and recommendations relative to the conceptual land use plan will be addressed at a program level.

The City of Chula Vista has determined that the following issues must be discussed in the SEIRs for their relevance to development of the "project area" and in particular the Otay Ranch SPA project sites. These include:

Land Use/Urban Design/Community Character: The SEIRs will provide a description of existing conditions. Special focus will be placed on avoidance of conflicting land uses both internal and external to the plan area. Potential land use issues include compatibility with adjacent uses. Mitigation for potential impacts will include design guidelines to be incorporated into the SPA Plan.

Traffic/Circulation/Regional Transportation: The traffic analysis will focus on project trip distribution, the need for circulation improvements and the future location of the SR 125, and

cumulative impacts. The report will coordinate the issues of the City of Chula Vista, County of San Diego, and Caltrans.

<u>Public Services/Utilities</u>: An analysis of both capacity and infrastructure requirements for school, fire, police, emergency medical/hospital, water, sewer, electrical, telecommunication, and library services will be provided for the requested actions. Mitigation measures will be developed as necessary to mitigate significant public service impacts.

Air Quality: Existing conditions and potential impacts to regional air quality will be analyzed with relation to proposed uses within areas affected by the project. Development will be evaluated to determine the potential for "hot spots," or localized pollutants that will be introduced into the area. Mitigation measures will be developed as necessary to mitigate significant air quality impacts.

<u>Hydrology/Flood Control</u>: Existing conditions and potential impacts to regional flooding and water quality will be analyzed with relation to proposed uses within areas affected by the proposed project. Development will be evaluated to determine the potential for flooding or drainage problems, or for contaminants to be introduced into the drains. Mitigation measures will be developed as necessary to mitigate significant flooding and water quality impacts.

Noise: The dominant noise sources affecting the project site are expected to result from traffic. Noise impacts from existing and future roadways will be evaluated. Existing noise levels within the project area will be measured and evaluated with regard to the existing Noise Element of the General Plan and City Noise Ordinance standards. Mitigation measures involving setbacks and/or noise barriers will be developed as necessary to mitigate significant noise impacts.

<u>Population/Housing/Employment</u>: The proposed project will be reviewed to determine its consistency with the Otay Ranch General Development Plan and the City of Chula Vista Housing Element.

<u>Water Quality</u>: The EIR will address surface and groundwater quality within the project area. Potential impacts to water quality that could result from the project will be discussed. Mitigation measures will be identified and developed in order to mitigate the project's adverse impacts on water quality.

Geology/Soils: Soils and geotechnical issues will be identified for each project. Existing studies in both the City of San Diego, County of San Diego, and the Alquist-Priolo Special Studies Zone maps will be reviewed to determine the location of faults, seismic hazard areas, or issues of ground stability. A geotechnical investigation will be performed and incorporated into this report.

<u>Visual/Aesthetics/Glare</u>: Analysis will include a discussion of the existing visual environment and views available from the adjacent highways and properties with regard to the scenic quality for each project. A viewshed analysis will be prepared that identifies significant viewsheds within and

adjacent to the study area of each project and the extent to which these viewsheds will be impacted. Glare will be reviewed as it relates to airport landing and take-off activities. Based on this evaluation, mitigation measures will be recommended for inclusion in each project.

<u>Biological Resources</u>: Biological review will focus on sensitive biological habitats and avian species. Special attention will be paid to the presence or absence of any sensitive species, and coordination with the MSCP will be ensured. Where impacts are identified, mitigation measures will be recommended to reduce impacts.

<u>Cumulative Impacts</u>: The potential cumulative impacts associated with this each of these projects will be considered in conjunction with any other proposed or approved projects in this area.

Alternative Analysis: Project alternatives, including a no project alternative and reduced design alternatives, will be presented and compared with each proposed project. Each alternative will eliminate or reduce one or more environmental impacts that have been determined to be significant. The SEIRs will include a selection of an environmentally preferred alternative.

LIST OF AGENCIES, ORGANIZATIONS, AND INDIVIDUALS TO RECEIVE THIS NOTICE OF PREPARATION

All Adjacent Property Owners

Chula Vista Elementary School District

Sweetwater Union High School District

California Department of Fish & Game

California Department of Water Resources

California Highway Patrol

CalTrans District 11

CalTrans - Division of Aero

CalTrans - Planning

CalTrans - Department of Transportation

City of Chula Vista City Clerk

City of Chula Vista City Manager

City of Chula Vista Fire Department

City of Chula Vista Police Department

City of Chula Vista Public Works Department

County of San Diego Air Pollution Control

Department

County of San Diego Department of Health

County of San Diego Department of Planning

and Land Use

County of San Diego Public Works Department

County of San Diego Sheriff/Coroner

San Diego Association of Governments

Pacific Bell

Regional Water Quality Control Board

San Diego Gas & Electric

State of California, Department of Health, Noise

Control

State of California, SHPO

U.S. Army Corps of Engineers

U.S. Army Corps of Engineers - San Diego, CA

U.S. Army Corps of Engineering -

Environmental Resource Branch

U.S. Department of Agriculture, Soil

Conservation Service

U.S. Fish & Wildlife Services

City of San Diego

County of San Diego

City of National City

Department of Boat & Waterways

Department of Conservation

State Lands Commission

Division of Mines & Geology

Department of Housing & Community

Development

Development

Environmental Health Services

Endangered Habitats League

State Headquarters of Fish & Game

Bureau of Land Management

California Department of Forest & Fire

Protection - Sacramento, CA

Flood Forecasting Branch

California Department of Health Services

State Department of Parks & Recreation

Public Utilities Commission

Native American Heritage Commission

California Energy Commission

California Waste Management Board

Water Resources Control Board - Division of

Water Quality

Water Resources Control Board - Division of

Clean Water Programs

Water Resources Control Board - Division of

Water Rights

California Environmental Protection Agency

Department of Food & Agriculture

California Department of Forest & Fire

Protection - El Cajon, CA

California Department of Water Resources

Division of Environmental Health

Department of Health

Land Resources Protection Unit

California Highway Patrol

Immigration & Naturalization Service

Sierra Club - San Diego Chapter

Sempra Energy

County of San Diego Department of

Environmental Health

Otay Water District

Metropolitan Transit Development Board

San Diego Audubon Society

Bureau of Land Management

City of San Diego City Housing Commission

County of San Diego Archaeological Society

Chula Vista Star-News

California Native Plant Society

County of San Diego Department of

Agriculture, Weights & Measures

County of San Diego Department of Parks &

Recreation

Rural Fire Protection District

County of San Diego Library

San Diego Union-Tribune

City of San Diego Property Department

South Bay Irrigation District

Regional Water Quality Control Board - San

Diego Region (9)

County of San Diego Water Authority

City of San Diego Clean Water Program

County of San Diego Hazardous Material Duty

Officer

Grossmont Union High School District

San Ysidro Elementary School District

Cajon Valley School District

Jamul/Dulzura School District

Southwestern College

Grossmont Community College District

Metropolitan Water District

Brown Field Operations Officer

Section AFS

FAA AFS

U.S. Border Patrol

State Office of Historic Preservation

State Department of Parks & Recreation

State Department of General Services

State Reclamation Board

State Air Resources Board

State Department of Water Resources

San Diego County Farm Bureau

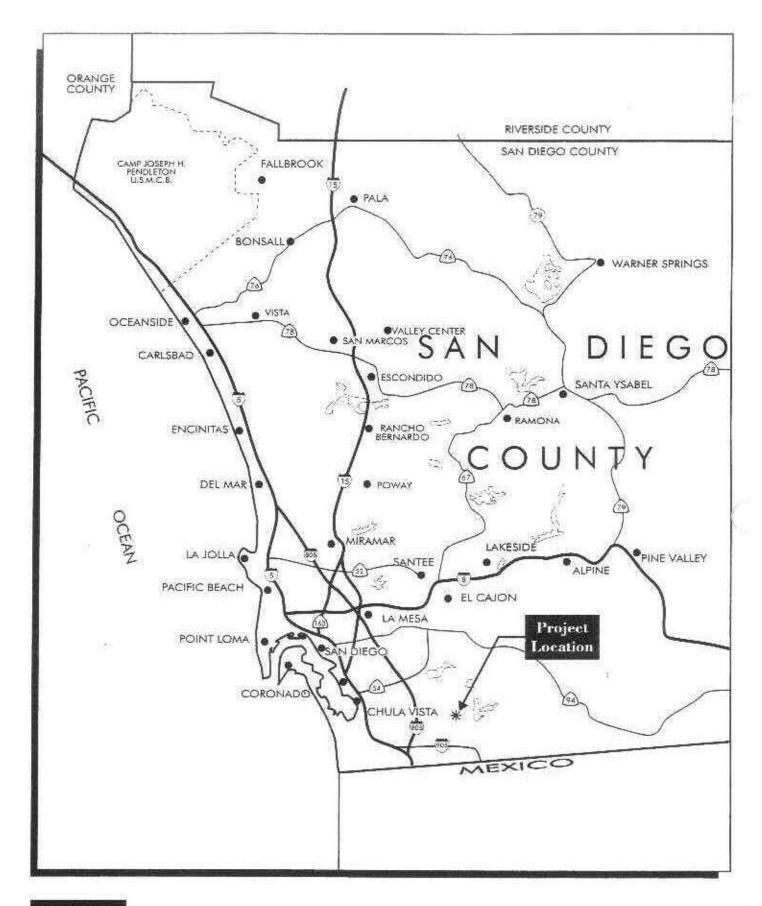
U.S. Department of Agriculture - Soil

Conservation Service

San Diego County Department of Animal

Control

Valuations Office - State Board of Equalization







Project Vicinity - Sectional Planning Area Village 6, Village 7, Village 11, Planning Area 12, and Eastern Urban Center Figure 2







DEPARTMENT OF TRANSPORTATION

DISTRICT 11 P.O. BOX 85406 - MS 65 SAN DIEGO, CA 92186-5408 (619) 688-6954 FAX: (619) 688-4299

September 22, 1999

11-SD-125 South

Mr. Douglas Reid City of Chula Vista Planning Department 276 Fourth Avenue Chula Vista, CA 91910

Dear Mr. Reid:

NOP for Otay Rench - SCH99081111

Caltrans District 11 comments are as follows:

- The proposed Otay Ranch project would create major traffic impacts to future portions of State Route 54 (SR-54). The Otay Ranch developer should contribute a "fair share" toward the costs of traffic mitigation measures on SR-54. A traffic impact study will be required for our review.
- The SR-125 South Project does not include the construction of any noise barriers for the Otay Ranch Development project. Any noise mitigation required because of highway noise will be the responsibility of the developer.
- Close coordination with Caltrans is encouraged during the Otay Ranch EIR development and design processes.
- Any work performed within Caltrans' right of way will require an encroachment permit.
 Additionally, Caltrans no longer maintains both the metric and imperial unit versions of
 the Standard Plans, Specifications, Special Provisions and manuals. Therefore, all
 plans as well as encroachment permit applications submitted to Caltrans must be stated
 in metric units. Information regarding encroachment permits may be obtained by
 contacting our Permits Office at 619.688,6158. Early coordination with our agency is
 strongly advised for all encroachment permits.

Or contact person for SR125 South is Laurie Berman, Project Manager at 619.688,3631.

Sincerely.

BILL FIGGE, Chief

Planning Studies Branch

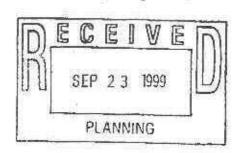
BF/LS:ds

DEPARTMENT OF FISH AND GAME

South Coast Region 4949 Viewridge Avenue San Diego, California 92123 18) 467-4201 8) 467-4235 FAX



September 20, 1999



Douglas D. Reid City of Chula Vista 276 Fourth Avenue Chula Vista, CA 91910

Notice of Preparation of a Draft Environmental Impact Report for the Villages 6, 7, 11, Freeway Commercial, Eastern Urban Center of Otay Ranch, City of Chula Vista, San Diego County (SCH#99081111)

Dear Mr. Reid:

The Department of Fish and Game (Department) appreciates this opportunity to comment on the above-referenced project, relative to impacts to biological resources. To enable Department staff to adequately review and comment on the proposed project, we recommend the following information be included in the Draft Environmental Impact Report (DEIR):

- A complete assessment of the flora and fauna within and adjacent to the project area, with particular emphasis upon identifying endangered, threatened, and locally unique species and sensitive habitats.
 - a. A thorough assessment of rare plants and rare natural communities, following the Department's May 1984 Guidelines (revised August 1997) for Assessing Impacts to Rare Plants and Rare Natural Communities (Attachment 1).
 - b. A complete assessment of sensitive fish, wildlife, reptile, and amphibian species. Seasonal variations in use of the project area should also be addressed. Focused species-specific surveys, conducted at the appropriate time of year and time of day when the sensitive species are active or otherwise identifiable, are required. Acceptable species-specific survey procedures should be developed in consultation with the Department and the U.S. Fish and Wildlife Service.
 - c. Rarc, threatened, and endangered species to be addressed should include all those which meet the California Environmental Quality Act (CEQA) definition (see CEQA Guidelines, § 15380).

d. The Department's California Natural Diversity Data Base in Sacramento should be contacted at (916) 327-5960 to obtain current information on any previously reported sensitive species and habitat, including Significant Natural Areas identified under Chapter 12 of the Fish and Game Code.

4-4

- A thorough discussion of direct, indirect, and cumulative impacts expected to adversely
 affect biological resources, with specific measures to offset such impacts.
 - a. CEQA Guidelines, § 15125(a), direct that knowledge of the regional setting is critical to an assessment of environmental impacts and that special emphasis should be placed on resources that are rare or unique to the region.
 - b. Project impacts should be analyzed relative to their effects on off-site habitats. Specifically, this should include nearby public lands, open space, adjacent natural habitats, and riparian ecosystems. Impacts to and maintenance of wildlife corridor/movement areas, including access to undisturbed habitat in adjacent areas, should be fully evaluated and provided.
 - c. The zoning of areas for development projects or other uses that are nearby or adjacent to natural areas may inadvertently contribute to wildlife-human interactions. A discussion of possible conflicts and mitigation measures to reduce these conflicts should be included in the environmental document.
 - d. A cumulative effects analysis should be developed as described under CEQA Guidelines, § 15130. General and specific plans, as well as past, present, and anticipated future projects, should be analyzed relative to their impacts on similar plant communities and wildlife habitats.
 - e. If applicable, the document should include an analysis of the effect that the project may have on completion and implementation of regional and/or subregional conservation programs. Under § 2800-§ 2840 of the Fish and Game Code, the Department, through the Natural Communities Conservation Planning (NCCP) program, is coordinating with local jurisdictions, landowners, and the Federal Government to preserve local and regional biological diversity. Coastal sage scrub is the first natural community to be planned for under the NCCP program. The Department recommends that the lead agency ensure that the development of this and other proposed projects do not preclude long-term preserve planning options and that projects conform with other requirements of the NCCP program. Jurisdictions participating in the NCCP program should assess specific projects for

IIIa.

consistency with the NCCP Conservation Guidelines. Additionally, the jurisdictions should quantify and qualify: 1) the amount of coastal sage scrub within their boundaries; 2) the acreage of coastal sage scrub habitat removed by individual projects; and 3) any acreage set aside for mitigation. This information should be kept in an updated ledger system.

4-4

- 3. A range of alternatives should be analyzed to ensure that alternatives to the proposed project are fully considered and evaluated. A range of alternatives which avoid or otherwise minimize impacts to sensitive biological resources should be included. Specific alternative locations should also be evaluated in areas with lower resource sensitivity where appropriate.
 - a. Mitigation measures for project impacts to sensitive plants, animals, and habitats should emphasize evaluation and selection of alternatives which avoid or otherwise minimize project impacts. Off-site compensation for unavoidable impacts through acquisition and protection of high-quality habitat elsewhere should be addressed.
 - b. The Department considers Rare Natural Communities as threatened habitats having both regional and local significance. Thus, these communities should be fully avoided and otherwise protected from project-related impacts (Attachment 2).
 - c. The Department generally does not support the use of relocation, salvage, and/or transplantation as mitigation for impacts to rare, threatened, or endangered species. Department studies have shown that these efforts are experimental in nature and largely unsuccessful.
- A California Endangered Species Act (CESA) Permit must be obtained, if the project has the potential to result in "take" of species of plants or animals listed under CESA, either during construction or over the life of the project. CESA Permits are issued to conserve, protect, enhance, and restore State-listed threatened or endangered species and their habitats. Early consultation is encouraged, as significant modification to a project and mitigation measures may be required in order to obtain a CESA Permit. Revisions to the Fish and Game Code, effective January 1998, may require that the Department issue a separate CEQA document for the issuance of a 2081 permit unless the project CEQA document addresses all project impacts to listed species and specifies a mitigation monitoring and reporting program that will meet the requirements of a 2081 permit. For these reasons, the following information is requested:
 - a. Biological mitigation monitoring and reporting proposals should be of sufficient

detail and resolution to satisfy the requirements for a CESA Permit.

 A Department-approved Mitigation Agreement and Mitigation Plan are required for plants listed as rare under the Native Plant Protection Act.

4-8

- The Department has responsibility for wetland and riparian habitats and opposes any alteration of a natural watercourse that would result in a reduction of wetland acreage or wetland habitat values. Alterations include, but are not limited to: conversion to subsurface drains, placement of fill or building of structures within the wetland and channelization or removal of materials from the streambed. All wetlands and watercourses, whether intermittent or perennial, should be retained and provided with substantial setbacks which preserve the riparian and aquatic values and maintain their value to on-site and off-site wildlife populations. A formal wetland delineation following U.S. Army Corps of Engineers (ACE) protocol may also be necessary prior to any construction in wetland or riparian habitats. Results should be included in the EIR. Please note, however, that wetland and riparian habitats subject to the Department's authority may extend beyond the areas identified in the ACE delineation.
 - The Department may require a Lake or Streambed Alteration Agreement, pursuant a. to Section 1600 et seq. of the Fish and Game Code, with the applicant prior to the applicant's commencement of any activity that will substantially divert or obstruct the natural flow or substantially change the bed, channel, or bank (which may include associated riparian resources) of a river, stream or lake, or use material from a streambed. The Department's issuance of a Lake or Streambed Alteration Agreement for a project that is subject to CEQA will require CEQA compliance actions by the Department as a responsible agency. The Department as a responsible agency under CEQA, may consider the local jurisdiction's (lead agency) Negative Declaration or EIR for the project. To minimize additional requirements by the Department pursuant to Section 1600 et seq. and/or under CEQA, the document should fully identify the potential impacts to the lake, stream or riparian resources and provide adequate avoidance, mitigation, monitoring and reporting commitments for issuance of the agreement. A Streambed Alteration Agreement form may be obtained by writing to The Department of Fish and Game, 330 Golden Shore Suite 50, Long Beach, California 90802 or by calling (562) 590-5880.

The Department holds regularly scheduled pre-project planning/early consultation meetings. To make an appointment, please call our office at (562) 590-5880.

Thank you for this opportunity to comment. Questions regarding this letter and further

Douglas D. Reid September 20, 1999 Page 5

coordination on these issues should be directed to Warren Wong at (858) 467-4223.

Sincerely, William I. Type of

William E. Tippets

Habitat Conservation Supervisor

4...

Attachments

cc:

Department of Fish and Game C.F. Raysbrook San Diego

U.S. Fish and Wildlife Service Carlsbad

U.S. Army Corps of Engineers Los Angeles

State Clearinghouse Sacramento

State of California THE RESOURCES AGENCY Department of Fish and Game May 4, 1984 Revised August 15, 1997

GUIDELINES FOR ASSESSING THE EFFECTS OF PROPOSED DEVELOPMENTS ON RARE, THREATENED, AND ENDANGERED PLANTS AND PLANT COMMUNITIES

he following recommendations are intended to help those who prepare and review environmental documents etermine when a botanical survey is needed, who should be considered qualified to conduct such surveys, how eld surveys should be conducted, and what information should be contained in the survey report. The repartment may recommend that lead agencies not accept the results of surveys that are not conducted according these guidelines.

Botanical surveys that are conducted to determine the environmental effects of a proposed development should be directed to all rare, threatened, and endangered plants and plant communities. Rare, threatened, and endangered plants are not necessarily limited to those species which have been "listed" by state and federal agencies but should include any species that, based on all available data, can be shown to be rare, threatened, and/or endangered under the following definitions:

A species, subspecies, or variety of plant is "endangered" when the prospects of its survival and reproduction are in immediate jeopardy from one or more causes, including loss of habitat, change in habitat, over-exploitation, predation, competition, or disease. A plant is "threatened" when it is likely to become endangered in the foreseeable future in the absence of protection measures. A plant is "rare" when, although not presently threatened with extinction, the species, subspecies, or variety is found in such small numbers throughout its range that it may be endangered if its environment worsens.

Rare plant communities are those communities that are of highly limited distribution. These communities may or may not contain rare, threatened, or endangered species. The most current version of the California Natural Diversity Data Base's Outline of Terrestrial Communities in California may be used as a guide to the names and status of communities.

It is appropriate to conduct a botanical field survey to determine if, or the extent that, rare, threatened, or endangered plants will be affected by a proposed project when:

- Based on an initial biological assessment, natural vegetation occurs on the site and it is unknown if rare, threatened, or endangered plants or habitats occur on the site; or
- Bare plants have historically been identified on the project site, but adequate information for impact assessment is lacking.

Botanical consultants should possess the following qualifications:

- Experience conducting floristic field surveys;
- Knowledge of plant taxonomy and plant ecology;
- c. Familiarity with the plants of the area, including rare, threatened, and endangered species; and
- d. Familiarity with the appropriate state and federal statutes related to plants and plant collecting.

Field surveys should be conducted in a manner that will locate any rare, threatened, or endangered species that may be present. Specifically, rare, threatened, or endangered plant surveys should be:

 Conducted in the field at the proper time of year when rare, threatened, or endangered species are both evident and identifiable. Usually, this is when the plants are flowering.

Additionally, field surveys should be conducted with sufficient number of visits spaced throughout the growing season to accomplish a floristic survey of the site (see 4.b.).

When rare, threatened, mendangered plants are known to occur in the type(s) of habitat present in the project area, nearby accessible occurrences of the plants (refe. .ce sites) should be observed to determine that the species are identifiable at the time of the survey.

- Floristic in nature. A complete species list should be included in every botanical survey report.
- c. Conducted in a manner that is consistent with conservation ethics. Collections of rare, threatened, or endangered species, or suspected rare, threatened, or endangered species (voucher specimens) should be made only when such actions would not jeopardize the continued existence of the population and in accordance with applicable state and federal permit requirements. A collecting permit from the Plant Conservation Program of DFG is required for collection of state-listed plant species. Voucher specimens should be deposited at recognized public herbaria for future reference. Photography should be used to document plant identification and habitet whenever possible, but especially when the population cannot withstand collection of voucher specimens.
- d. Conducted using systematic field techniques in all habitats of the site to ensure a thorough coverage of potential impact areas.
- e. Well documented. When a rare, threatened, or endangered plant (or rare plant community) is located, a California Native Species (or Community) Field Survey Form or equivalent written form, accompanied by a copy of the appropriate portion of a 7½ minute topographic map with the occurrence mapped, should be completed and submitted to the Natural Diversity Data Base.
- Reports of botanical field surveys should be included in or with environmental assessments, negative
 declarations and mitigated negative declarations, EIR's, and EIS's, and should contain the following
 information:
 - Project description, including a detailed map of the project location and study area.
 - A written description of biological setting referencing the community nomenclature used and a vegetation map.
 - Detailed description of survey methodology.
 - Dates of field surveys and total person-hours spent on field surveys.
 - Results of field survey (including detailed maps).
 - An assessment of potential impacts.
 - g. Discussion of the importance of rare, threatened, or endangered plant populations with consideration of nearby populations and total species distribution.
 - h. Recommended measures to avoid impacts.
 - List of all species occurring on the project site.
 - Description of reference site(s) visited and phenological development of rare or endangered plant(s).
 - Copies of all California Native Species Field Survey Forms or Natural Community Field Survey Forms.
 - Name of field investigator(s).
 - m. References cited, persons contacted, herbaria visited, and disposition of voucher specimens.

ATTACHMENT 2

Sensitivity of Top Priority Rare Natural Communities in Southern California*

Sensitivity rankings are determined by the Department of Fish and Game, lifornia Natural Diversity Data Base and based on either number of known currences (locations) and/or amount of habitat remaining (acreage). The ree rankings used for these top priority rare natural communities are as allows:

- .- Less than 6 known locations and/or on less than 2,000 acres of habitat remaining
- .- Occurs in 6-20 known locations and/or 2,000-10,000 acres of habitat remaining
- .- Occurs in 21-100 known locations and/or 10,000-50,000 acres of habitat remaining

The number to the right of the decimal point after the ranking refers to e degree of threat posed to that natural community regardless of the ranking example:

S1.1 = very threatened

S2.2 = threatened

S3.3 = no current threats known

Sensitivity Rankings (February 1992)

Community Name

.1 Mojave Riparian Forest
Sonoran Cottonwood Willow Riparian
Mesquite Bosque
Elephant Tree Woodland
Crucifixion Thorn Woodland
Allthorn Woodland
Arizonan Woodland
Southern California Walnut Forest
Mainland Cherry Forest
Southern Bishop Pine Forest
Torrey Pine Forest
Desert Mountain White Fir Forest

nk

Southern Dune Scrub
Southern Coastal Bluff Scrub
Maritime Succulent Scrub
Riversidean Alluvial Fan Sage Scrub
Southern Maritime Chaparral
Valley Needlegrass Grassland
Great Basin Grassland
Mojave Desert Grassland
Pebble Plains
Southern Sedge Bog
Cismontane Alkali Marsh

Sensitivity Rankings (Cont.)

Community Name

- .2 Southern Poredunes Mono Pumice Flat Southern Interior Basalt Fl. Vernal Pool
- 1.1 Venturan Coastal Sage Scrub
 Diegan Coastal Sage Scrub
 Riversidean Upland Coastal Sage
 Scrub
 Riversidean Desert Sage Scrub
 Sagebrush Steppe
 Desert Sink Scrub
 Mafic Southern Mixed Chaparrel
 San Diego Mesa Hardpan Vernal P.
 San Diego Mesa Claypan Vernal P.
 Alkali Meadow
 Southern Coastal Salt Marsh
 Coastal Brackish Marsh
 Transmontane Alkali Marsh

Coastal and Valley Freshwater Marsh S. Arroya Willow Riparian Porest -Southern Willow Scrub

Modoc-G.Bas. Cottonwood Willow Rip.
Modoc-Great Basin Riparian Scrub
Mojave Desert Wash Scrub
Engelmann Oak Woodland
Open Engelmann Oak Woodland
Closed Engelmann Oak Woodland
Island Oak Woodland
California Walnut Woodland
Island Ironwood Forest
Island Cherry Forest
S. Interior Cypress Forest
Bigcone Spruce-Canyon Oak Forest

- Active Coastal Dunes
 Active Desert Dunes
 Stab. and Part. Stab. Desert Dunes
 Stab. and Part. Stab. Desert Sandfield
 Mojave Mixed Steppe
 Transmontane Freshwater Marsh
 Coulter Pine Forest
 S. California Fellfield
 White Mountains Fellfield
- 52.3 Bristlecone Pine Forest Limber Pine Forest

GARY L. PRYOR DIRECTOR (619) 694-2962



County of San Diego

SAN MARCOS OFFICE 338 VIA VERA CRUZ - SUITE 201 SAN MARCOS CA 92069-2620 -- (760) 471-0730

EL CAJON OFFICE 200 EAST MAIN \$1. - SIXTH FLOOR EL CAJON, CA 92020-3912 (619) 441-4030.

PLATFITTO

DEPARTMENT OF PLANNING AND LAND USE

5201 RUFFIN ROAD, SUITE B, SAN DIEGO, CALIFORNIA 92123-1666 INFORMATION (519) 694-2960

September 16, 1999

Douglas D. Reid, Environmental Review Coordinator City of Chula Vista Planning Department 276 Fourth Avenue Chula Vista, CA 91910

RE: NOTICE OF PREPARATION, SEIRs to the FINAL PROGRAM EIR on OTAY RANCH

Dear Mr. Reid:

Thank you for the opportunity to comment on this Notice of Preparation. Our comments follow. A key issue to us is whether you are requesting us to act as a responsible agency (Comment 1). If so, please indicate that status in future documentation on these cases.

- Page 1 Paragraph 1, last sentence. This states that an approval of amendments is also included for the County of San Diego. Any subsequent documentation on these proposals, including the Supplemental EIRs, should recognize the County as a responsible agency.
- Page 2 General Comment. Why are two SEIRs being prepared? What
 distinguishes Village 11 from Villages 6 and 7, the FC and the EUC to such an
 extent that two SEIRs are required? We suggest that the two EIRs be combined
 in a single document. Preparation and review would be more efficient, and it
 would seem to comply more closely to the intent of CEQA.
- 3. Page 3 Project Description, various paragraphs. The 2nd and 5th bullets do not state what GDP amendments are being undertaken, and the other bullets indicated some amendments but do not identify them as the only amendments. In short, a listing of all proposed amendments should be included. You need to provide a better idea of what's being proposed and why the amendments are necessary.
- 4. In general, the Project Description is vague. It states that the project includes "subsequent actions including subdivision mapping", but does not offer any details on the subdivisions, such as density, minimum parcel sizes, etc. If the

subsequent actions are to have their own environmental review, that fact should be stated early in the discussion.

- Page 4 Land Use. A plan-to-plan analysis does not appear to be proposed. Given that the Otay Ranch Plan is based upon an overall vision, a plan to plan analysis should be included.
- 6. Pages 4 to 6 Potential Environmental Impacts. The NOP doesn't explicitly say that the project may cause significant impacts to the listed resources and topics. Also, the specific impacts under each topic are not always clear. We wish to be sent a copy of the Initial Study to aid in our understanding of potential impacts.
- 7. Pages 4 to 5 Traffic/Circulation/Regional Transportation. A near term and near term plus cumulative traffic analysis should be completed for each project phase scenario. Development of nearby projects, such as San Miguel Ranch, Eastlake and the expansion of the Brown field Airport should be included in the traffic analysis. The scope of the traffic analysis should include roads located within the unincorporated area such as Corral Canyon Road, Proctor Valley Road, Bonita Road, Central Avenue, and Sweetwater Road, Worthington Road and Jamacha Boulevard. The timely completion of the SR 125 highway will be critical to accommodating the traffic generated by the proposed project. The project phasing for the Otay Ranch projects should be coordinated with the construction of SR 125 as well as other road improvements within the area.
- Page 5 Public Services/Utilities. Solid waste should be analyzed along with any programs that will assist the city in continuing to meet AB939 mandates.
- Page 5 Visual. Analysis of the visual impacts of the Otay Landfill expansion, if any, should be included.
- 10. Attached Figures Various. The figures carry a note stating, "Acres indicated on this table are subject to refinement without SPA amendment at the subdivision level." This leaves the maps vague and they therefore cannot assist in determining what the project actually is because the densities for a given area, as well as the overall density, could change. Please indicate how much "refinement" will be considered to represent a substantive change in development, therefore requiring supplemental environmental analysis.
- 11. Figure 7, Site Utilization Plan for the Eastern Urban Center. The figure provides a listing of anticipated future acres by land use category is provided, but the proposed future geographic locations of each use are not delineated. Note 2 says that "Future Eastern Urban Center will have more specific land use delineated in the future." Be more specific about when this specific delineation will occur.

Please continue to notify us of any further action on the project, including public hearings. We request to be sent five copies of any additional environmental documents prepared regarding this project. If you have any specific questions, please call Ralph Kingery, Environmental Management Specialist at (858) 694-3685, or Robert Forsythe, Associate Planner, at (858) 694-3856.

Sincerely,

-2

GARY L. RRYOR, Director

Department of Planning and Land Use

GLP:RCK/RF/RG

cc: Robert Copper, DCAO, M.S. A6

Robert Asher, DPLU, M.S. 0650 Robert Goralka, DPW, M.S. 0336

Robert Forsythe, DPLU, M.S. 0650

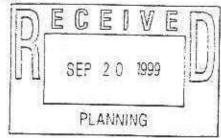
Ralph Kingery, DPLU, M.S. 0650



THE CITY OF SAN DIEGO

September 16, 1999

Mr. Douglas D. Reid c/o Environmental Review Coordinator City of Chula Vista Planning Department 276 Fourth Avenue Chula Vista, CA 91910



SUBJECT:

LETTER OF COMMENT ON THE NOTICE OF PREPARATION FOR THE SUBSEQUENT ENVIRONMENTAL IMPACT REPORTS TO THE FINAL PROGRAM ENVIRONMENTAL IMPACT REPORT OTAY RANCH (LDR No. 99-15)

Dear Mr. Reid:

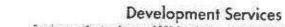
Thank you for the opportunity to comment on the subsequent EIR for Otay Ranch. The City of San Diego has reviewed the above-referenced EIR and offers the following comments related to the transportation section of the EIR:

Transportation

- The transportation/circulation section should include specific discussion of the additional trips expected to be generated by the proposed project, and discussion of the trip distribution and trip assignment assumption. Similarly, this information should be provided for Alternatives A, B and C in the project alternatives section.
- 2. The transportation/circulation section of the EIR should include evaluation of project impact on roadway segments and intersections in the City of San Diego. The following roadway segments and intersections should be analyzed under all scenarios (existing, year 2000 without SR-125, year 2005 without SR-125, year 2010 with SR-125 and buildout with SR-125) using the City of San Diego's significance threshold:

Roadway segments:

- Otay Valley Road (Olympic Parkway to Otay Mesa Road);
- La Media Road (Birch Parkway to Otay Mesa Road, including future river crossing);



Douglas D. Reid September 16, 1999 Page 2

- Alta Road (Birch Parkway to Otay Mesa Road, including future river crossing);
- Otay Mesa Road (Otay Valley Road to La Media Road);
- Otay Mesa Road (La Media Road to Alta Road); and
- Otay Mesa Road (SR-905 to Alta Road).

Intersections:

- Otay Valley Road/Heritage Road;
- Otay Mesa Road/Heritage Road; and
- Otay Mesa Road/La Media Road.

Other than the transportation issues referenced above, the City of San Diego concurs with the issues identified in the Notice of Preparation. If there are any questions, please feel free to contact me at (619) 236-6301.

Sincerely,

Jeanne Krosch, Senior Planner

Planning and Development Review Department

JK:cwj

CC:

Stephen Haase, MS 501 Ali Sabouri, MS 501 Jamal Kanj, MS 9A EAS file



THE CITY OF SAN DIEGO

September 1, 1999



Mr. Doug Reid Environmental Review Coordinator City of Chula Vista, Planning Department 276 Fourth Avenue Chula Vista, CA 91910

Dear Mr. Reid:

Subject: Notice of Preparation for Subsequent Environmental Impact Reports to the Final Program Environmental Impact Report Otay Ranch

The City of San Diego Water Department has reviewed the Notice of Preparation (NOP) for "Subsequent Environmental Impact Reports to the Final Program Environmental Impact Report Otay Ranch." The proposed actions include: approval of General Plan Amendments, Otay Ranch General Development Plan Amendments, Amendments to Otay Ranch Phase II Resources Management Plan, and adoption of Sectional Planning Area Plans and Tentative Maps.

Potentially significant environmental effects described in the NOP include public services/utilities. Accordingly, the EIR should contain an analysis of the proposed project's potential effect on the City of San Diego's Otay Second Pipeline. The approximate pipeline alignment is shown on the enclosed figure. Since the 1920s the City has operated this 19.2 mile, 40-inch diameter welded steel pipeline across Otay Ranch between University Heights Reservoir and the Otay Water Treatment Plant (WTP). The pipeline is currently operated as a critical interconnect between the Alvarado and Otay WTP systems.



Page 2 Mr. Doug Reid September 1, 1999

Please contact me at 533-4287 or Dan Conaty at 533-5248 if you have any questions regarding this matter.

Sincerely,

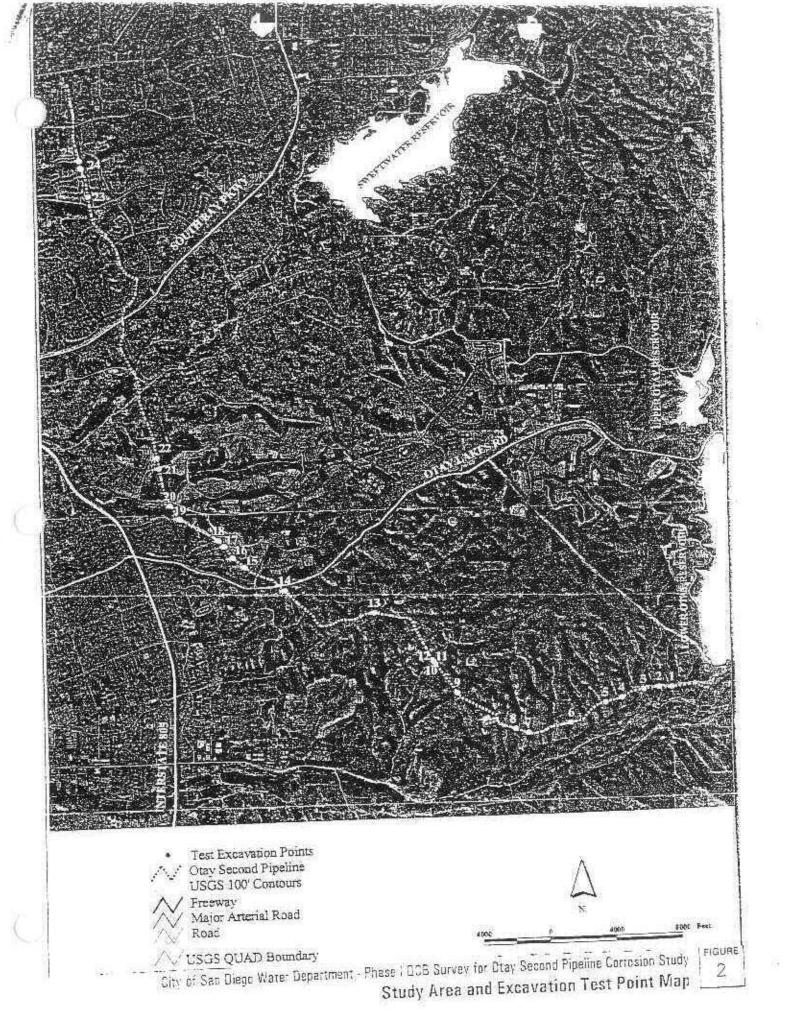
LEONARD L. WILSON Senior Civil Engineer

Water Policy, CIP Finance and Planning Division

DC/hg

Enclosure

cc: Marsi Steirer, Deputy Director, Water Policy, CIP Finance and Planning Division Nick Kanetis, Deputy Director, CIP Program Management Division Mike Conner, Senior Engineer, CIP Program Management Division Shahin Moshref, Senior Civil Engineer, Land Development Review Division Dan Conaty, Permit Coordinator, Water Policy, Finance and Planning Division



ERRATA

FINAL SECOND TIER EIR FOR THE VILLAGE SIX SECTIONAL PLANNING AREA PLAN – EIR 98-01

At the January 9, 2002 Planning Commission hearing on Final EIR 98-01, the Planning Commission recommended further clarification regarding traffic Mitigation Measure 5.10-7. The revised mitigation is provided below.

Mitigation 5.10-7

Prior to the construction of SR-125, the City shall stop issuing new building permits for Village Six when the City, in its sole discretion, determines either:

- a) Building permits for a total of 9,429 dwelling units have been issued for projects east of I-805, or
- b) An alternative measure is selected by the City in accordance with the City of Chula Vista Growth Management Ordinance.

The start date for counting the 9,429 dwelling units is January 1, 2000. Notwithstanding the foregoing, the City may issue building permits if the City Council decides in its sole discretion that either: the circulation system has additional capacity without exceeding the GMOC traffic threshold standards based upon traffic studies approved by the City Engineer that the circulation system has additional capacity without exceeding the GMOC traffic threshold standards; other improvements are constructed which provide additional necessary capacity; or the City selects an alternative method of implementing the GMOC standards.



Department of Planning and Building

Date:

May 22, 2003

To:

Martin Miller, Associate Planner

From:

Maria C. Muett, Associate Planner

Via:

Marisa Lundstedt, Environmental Projects Manager

Subject:

PCM-03-37 - Otay Ranch Village 6, Neighborhood R-9d (Oakwood)

SPA Amendment/49 duplex units

The proposed project is located at Mount Bullion Drive on 20.8-acres. The proposed project requires a Spa amendment to allow the shifting of 25 units from Village 6 Neighborhood R-9b into Neighborhood R-9a, creating a new 4.3-acre within the R-9a boundary identified as Neighborhood R-9d. The overall unit counts remain the same as identified in the Otay Ranch Village Six Sectional Planning Area (SPA) Plan, Tentative Map and Final Second Tier Environmental Impact Report EIR 98-01 and addendum. Based on the information provided, it has been determined that the proposed Otay Ranch Village Six, Neighborhood R-9d is adequately covered in the Otay Ranch Village Six Sectional Planning Area (SPA) Final Second Tier Environmental Impact Report (EIR 98-01) and addendum dated March 7, 2002. The proposed project has been reviewed for compliance with CEQA.

In accordance with the Otay Ranch Village Six SPA Plan and Tentative Map, conditions of approval, transfer of dwelling units from one neighborhood to another within the Village Six SPA limits may be processed administratively if the proposal meet all of the following criteria; a) the proposed unit count for all parcels remains within the density range(s) indicated in the General Development Plan for the land use category in which the subject neighborhoods fall; b) the proposed project types are consistent with those listed for each parcel on the Site Utilization Plan; and c) the GDP or SPA total number of dwelling units is not exceeded, whichever is more restrictive. The SPA Amendment proposal does meet the aforementioned criteria and therefore, is subject to discretionary review by the Zoning Administrator.

The project applicant must provide verification how applicable mitigation measures have been met. This documentation must be provided to the Environmental Review Coordinator at times indicated below.

The following environmental impact statement should be used for the Agenda Statement:

The Environmental Review Coordinator has reviewed the proposed project for compliance with the California Environmental Quality Act and has determined that the proposed project was adequately covered in previously adopted Otay Ranch Village Six SPA Final Second Tier Environmental Impact Report (EIR-98-01) and addendum dated March 7, 2002. Thus, no further environmental review or documentation is necessary.

The following statement should be used as an environmental condition of approval:

The applicant shall implement to the satisfaction of the Director of Planning and Building and the City Engineer all pertinent mitigation measures identified in the Otay Ranch Village Six SPA Final Second Tier Environmental Impact Report (EIR-98-01), addendum dated March 7, 2002 and Mitigation Monitoring and Reporting Program.

If you have any questions or concerns regarding the environmental process please feel free to contact Marisa Lundstedt, Environmental Projects Manager, at x5922.

cc: Marilyn Ponseggi, Environmental Review Coordinator Rick Rosaler, Principal Planner

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